भारतीय प्रबंध संस्थान सम्बलपुर
Indian Institute of Management Sambalpur
Ministry of Education (MoE), Government of India (GoI),
Basantpur, Goshala, Sambalpur- 768025. (Odisha)
URL: www.iimsambalpur.ac.in

Tender No- IIMSBP/2025-26/RP/29 **Date - 18/06/2025**

REQUEST FOR PROPOSAL (RFP)

For the Selection of **ARCHITECT** to "Providing Comprehensive Architectural Consultancy Services i.e., Architectural Planning and Engineering Consultancy Services for the development of Additional Infrastructure at permanent campus of IIM Sambalpur under phase-II scope."

Site Location: IIM SAMBALPUR CAMPUS, at Basantpur, Goshala, Sambalpur (Odisha)-768025.

The bids through E-Tender are invited only from **Eligible Qualified Bidders** who are experienced in providing the Comprehensive Consultancy Services for similar work / projects.

DISCLAIMER

This document has been prepared by Indian Institute of Management Sambalpur, Odisha. The information is provided only to Eligible Bidders who are interested to submit their bid for the selection of an ARCHITECT for "Providing Comprehensive Architectural and Engineering Consultancy Service" for the development of Infrastructure at permanent campus of IIM Sambalpur under phase-II at IIM Sambalpur Campus, Basantpur, near Goshala, Sambalpur, Odisha.

The purpose of this Request for Proposal (RFP) document is to provide the bidders with the information to assist the formulation of their proposal. This RFP document does not support to contain all the information that each bidder may require. This RFP document may not be appropriate for all persons/parties and it is not possible for the Institute to consider the business / investment objectives, financial situation and particular needs of each bidder who reads or uses this RFP document.

Each bidder should conduct its own investigation and analysis and should check the accuracy, reliability and completeness of the information in this RFP document and wherever necessary obtain independent advice from appropriate sources. The Institute makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the RFP document.

No reimbursement of cost of any type or on any account will be made to persons or entities submitting their bid. The Bidder, at the Bidder's own responsibility, cost and risk, is encouraged to visit and examine the Site of Works and its surroundings, approach road, soil conditions, investigation report, existing works if any connected to the work, drawings connected to the work if/as available and obtain all information that may be necessary for preparing the Bid and entering into a contract for Architect. The costs of visiting the institutes' site shall be at the bidder's own expense.

It shall be deemed that the tenderer has visited the site/area and got fully acquainted with the working conditions and other prevalent conditions and fluctuations thereto whether he actually visits the site/area or not and has taken all the factors into account while quoting his rates and prices. The Bidder, in preparing the bid, may rely on the Report, Drawings and other details referred to in the contract data, supplemented by any information available to the Bidder. The bidder is expected, before quoting his rates, to go through the requirement of all inputs, specifications and conditions of the RFP document.

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INFORMATION TO BIDDERS

1. INTRODUCTION

1.1 Indian Institute of Management Sambalpur (IIMSBP) belongs to the prestigious IIM family of business schools. It is a new generation IIM, set up by the Government of India in September 2015. One of the key objectives of IIMs is to provide quality management education in the country to cater to the needs of corporate and non-corporate sectors and public systems.

The permanent campus of Indian Institute of Management Sambalpur is located at an area of land measuring approximately about 200 Acres at Basantpur village in Sambalpur District. The site is situated in the close proximity of National Highway (No.53) & State Highway. Most of the land is non-agriculture terrain.

The phase-I project construction has been successfully completed and inaugurated by Hon'ble Prime Minister of India in 3rd feb' 2024.

The Institute is inviting bids only from Qualified Eligible Bidders (hereinafter referred to as the Architect) to provide comprehensive Architectural Consultancy Service for the development of Infrastructure at permanent campus of IIM Sambalpur under phase-II, the selected Architect shall aid and assist the Institute in the activities as detailed out in Scope of Comprehensive Architectural Consultancy Service. The brief detail of the work is as below:

Sl. No.	**Name of Work**	**Estimated cost of Project** (For which Architectural service is sought)
01	To provide Comprehensive Architectural & Engineering Consultancy Service for the development of Infrastructure at permanent campus of IIM Sambalpur under phase-II, along with all co-ordination services. The estimated value of project for which the Architectural Consultancy Service is sought is an approximate value only and the actual cost of the works to be carried out by the Architect is subject to variation depending upon the requirement of the project for its completion in all respects. The payment to the Architect will be in accordance with the scope of works as stipulated in this RFP document and the **percentage** fee quoted by Architect in the price bid.	**Rs. 202 Crores**

1.2 IMPORTANT INFORMATION

Period of project completion	Pre-construction stage : **03 months** Construction stage : **24 months** Post Construction Stage : **03 Months**
Bid Security (EMD) Amount	For all Eligible Qualified Bidders, the EMD will be Rs. 04.00 Lakhs (INR Four Lakhs Only) to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur

Bid Processing Fee	**Rs. 10,000.00** (including GST @ 18%), **non-refundable**, to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur
Download of RFP Document	The RFP document and other details can be obtained from the institute's website www.iimsambalpur.ac.in and **https://eprocure.gov.in/ .** Amendments, if any will be notified in the above websites. The RFP document can be downloaded by the bidders from **19/06/2025 at 10:00 Hrs. to 09/07/2025 up to 16:00 Hrs.** Bidding will have to be done through Portal: ***https://eprocure.gov.in/***
Pre-Bid Meetings & Queries	Pre-bid meeting will be held on **25/06/2025 at 11:00 Hrs.** Indian Institute of Management, Basantput, Sambalpur, Odisha (India). Interested Bidders shall intimate the Institute about their participation for Pre-Bid meeting and send their queries prior to the Pre-bid meeting through email to iimsbp.projects@iimsambalpur.ac.in and procurement@iimsambalpur.ac.in before **24/06/2025 up to 16.00 Hrs. (date & time).** No queries raised beyond the stipulated date and time or any verbal/written queries raised during the pre-bid meeting will be entertained. The Queries sent through email within the stipulated date and time will only be taken up for discussions during the pre-bid meeting. For any further queries, please contact: **i. Infrastructure Office + 91 7852950531** ii. Procurement Office +91 7064410817 The decisions/replies to the queries will be intimated during the conduct of pre-bid meeting itself and the decision of the Competent Authority of the Institute will be final and binding for all purposes. The minutes of the pre-bid meeting will be published in the website of the Institute and the same will become a part of the tender document and the contract agreement. No query of any form will be entertained or agreed after the pre-bid meeting.
Last date & time of download of Tender Document	**09/07/2025** up to 16:00 Hrs.

Last date & time of submission of RFP/ Bids (bid due date) online only	**09/07/2025** up to **16:00 Hrs.** through online only.
Opening of tender online (Technical Bid only)	**10/07/2025** at **16:30 Hrs**. through online.
Date of opening of Price Bid	Will be informed later after evaluation of Technical Bid.
Place and date of submission of Tender Document	The bidder shall send all the requisite documents same in original through speed post / hand to hand delivery so as to reach the office of IIM Sambalpur during office hours on or before **14/07/2025.**

Downloading of Tender Document	▪ Interested bidders can download the tender document free of cost from the website within the specified period ▪ Bidders who wish to participate in the Tender will have to register on web site: https://eprocure.gov.in/
Digital Certificate	▪ Bidders who wish to participate in this Tender will have to procure/ should have legally valid Digital Certificate as per Information Technology Act-2000 (Class-III) using which they can sign their electronic RFP. ▪ Bidders who already have a valid Digital Certificate need not to procure a new Digital Certificate.
Pre- Bid Conference	▪ Pre-bid conference for this tender shall be conducted on 25/06/2025 at 11:00 Hrs. at Indian Institute of Management, Sambalpur, Goshala, Sambalpur, Odisha (India) - 768025. ▪ The Bidders shall obtain the certifications to the queries raised in the form of Minutes of Meeting which will be uploaded by IIM Sambalpur website. These minutes shall be a part of the Tender Document.
Online Submission of Technical and Price Bid	▪ Bidder can prepare and edit their offers number of times before final submission. Once finally submitted bidder cannot edit their offers submitted in any case. No written or online request in this regard shall be granted. ▪ Bidder shall submit their offer i.e. technical bid as well as price bid in Electronic form on the above- mentioned website latest by the submission date as mentioned above after digitally signing the same.
Opening of Tender	▪ Opening of Bid documents will be held on Date & time shown hereinbefore in the office of IIM Sambalpur. ▪ Intending bidders or their representative, who wish to remain present at IIM Sambalpur premises at the time of tender opening, can do so. ▪ The offline technical evaluation of the tenders received on or before last date of submission would be done and results will be displayed on website. ▪ After Successful completion of technical evaluation, price bid of only those bidders shall be opened online who are found qualified.

General Instruction	▪ The RFP / Bid Processing fee will not be refunded under any circumstances. ▪ Bids shall only be signed by Authorized Signatory. ▪ EMD in the form specified in tender document only shall be accepted. ▪ Tenders without tender fees, earnest money deposit (EMD) and which do not fulfill all or any of the conditions or submitted incomplete in any respect will be rejected. ▪ Conditional tenders shall not be accepted. ▪ Bids shall be self-explanatory and self-content proposal. No reference to external documents will be considered. Reference documents uploaded with the bid will only be considered. ▪ The bidders are advised to read carefully the Instructions to Bidder, Eligibility criteria for qualification and all other relevant details contained in the tender document (RFP). ▪ Bid once submitted shall not be amended/ appended after the last date of submission, unless in response to some queries or clarifications sought by IIM Sambalpur.

1.3 Special Instructions to Bidders for E- Tendering

The Special Instructions (for e-Tendering) supplements "Instructions to the Bidders," as given in the RFP Document hereinafter. Submission of online Bids is mandatory for this Tender.

i) Tender Bidding Methodology:
The offer should be submitted through e-tendering mode in (https://eprocure.gov.in/).
Technical and Financial Bid. The Bids will be uploaded along with all signed and scanned documents those are required for this particular tender.

ii) Broad outline of activities from Bidders prospective:
   a. Procure a Digital Signing Certificate (Signing + encryption).
   b. Register on https://eprocure.gov.in/.
   c. View Notice Inviting Tender (NIT) online.
   d. Download official copy of Tender Documents from Portal.
   e. Bid-Submission on https://eprocure.gov.in/.
   f. Attend Online Tender Opening Event (TOE) for Technical Part on https://eprocure.gov.in/.
   g. Opening of Financial Part (Only for Technically Qualified Bidders).

For participating in this tender online, the following instructions need to be read carefully. These instructions are supplemented with more detailed guidelines on the relevant screens of the https://eprocure.gov.in/ portal.

iii) Digital Certificates:

It is mandatory for all the bidders to have Class-III Digital Signature Certificate (Signing + Encryption) in the name of person who will sign the Bid) from any of the licensed Certifying Agency (Bidders can see the list of licensed C 's from the link www.cca.gov.in) to participate in e-tendering of IIM Sambalpur.

iv) Registration:

Intending bidders are requested to register themselves with https://eprocure.gov.in/ for obtaining user ID,

by paying a registration fee, online tendering fee etc. through e- payment gateway. Bidders are also required to obtain Digital Signature for participating in the e tender.

For participating in the e-tendering process of IIM Sambalpur, the bidders shall have to be registered on the website https://eprocure.gov.in/by making required payment through online payment mode so that they will get user ID and password. This will enable them to access the website, https://eprocure.gov.in/ with the help of Digital Signature by which they can participate in e-Tender of Indian Institute of Management (IIM), Sambalpur.

The intending bidder must have valid Class-III (Signing + Encryption) Digital Signature to submit the bid online. For this intending bidder may contact the helpdesk numbers provided hereinbefore.

1.4 Instructions to the Bidder

1.4.1 Brief description of the Selection Process

The Institute has adopted e-tendering having two stages selection process (collectively referred to as the "Bidding Process") in evaluating the proposal comprising technical and financial bids to be submitted through online process. Firstly, the evaluation of the technical proposal shall be done as specified in the RFP. Based on this evaluation of the technical proposal, a list of technically qualified bidders shall be prepared. The financial bid of all the technically qualified bidders shall be opened at a later date and evaluation of financial bid shall be carried out as specified in Clause 1.9.

1.4.2 Validity of the BID:

The Proposal shall be valid for a period of not less than **180** days from the Bid Submission Date. The Institute may at its discretion, request bidders to extend the Bid Validity Period for a specified period and also correspondingly the validity of the EMD.

1.4.3 Bid Security / Earnest Money Deposit:

a. The Applicant shall furnish as part of its Proposal, an EMD of **Rs. 4,00,000/- (Rupees Four Lakhs only)** to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur (IIM Sambalpur), payable at Sambalpur. The EMD shall be refundable not later than 210 days from the Bid Submission Date, except in the case of the Preferred Bidder or successful bidder whose EMD shall be retained till it has provided a Performance Security in terms hereof.
b. Any bid not accompanied by the EMD of **Rs. 4,00,000.00 (Rupees Four Lakhs only)** shall be summarily rejected by the Institute as nonresponsive.
c. The EMD of unsuccessful bidders shall be discharged / returned without any interest not later than thirty days after the expiration of the period of bid validity.
d. The EMD shall be forfeited under the following conditions:
e. If the bidder modifies or withdraws the proposal during the period of bid validity as specified in this RFP and as extended by the Institute from time to time or before the issue of the letter of award, whichever is later.
    i) In the case of a preferred bidder fails to execute the consultancy agreement within the stipulated time or any extension thereof given by the Institute.
    ii) If any information or document furnished by the bidder turns out to be misleading or false in any form.
    iii) In case of forfeiture of earnest money as prescribed above, the bidder shall not be allowed to participate in the retendering process of the same Consultancy Work.
    iv) The EMD shall be forfeited in case of any information or document furnished by the bidder turns out to be misleading or untrue in any material respect and if the successful bidder fails to execute

the consultancy agreement within the stipulated time or any extension thereof provided by the institute.

f. The validity of the EMD will be **forty-five** days beyond the validity period of bid.

1.4.4 Bid and other costs:

The Bidders shall be responsible for all costs associated with the preparation of their Bids and their participation in the Bid. The Institute will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

1.4.5 Site visit and verification of information:

Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the prevailing site conditions, location, surroundings, existing Infrastructure, climate, availability of power, water and other utilities, access to site, weather data, applicable laws and regulations and any other matter considered relevant by them. The Institute shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the Bid document or the Bidding Process, including any error or mistake therein or in any information or data given by the Institute. Upon submission of bids, it will be presumed that the bidder had already visited the site, assessed and understood the entire scope of work to be carried out by the bidder.

1.4.6 Amendment of RFP:

1.4.6.1 At any time prior to the deadline for submission of RFP, the Institute may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the RFP by the issuance of addendum/corrigendum and same will become the part of RFP. The addendum/corrigendum will be available on the institute website: www.iimsambalpur.ac.in & https://eprocure.gov.in/. Separate notification/advertisement will not be made for this in the print media.

1.4.6.2 In order to afford the Bidders a reasonable time for taking an Addendum into account or for any other reason, the Institute may, at its own discretion, extend the Bid Due Date.

1.4.7 Right to accept and to reject any or all Bids

1.4.7.1 Notwithstanding anything contained in this RFP, the Institute reserves the right to accept or reject any Bid and to annul the Bidding Process and reject all Bids at any time without any liability or any obligation for such acceptance, rejection or annulment and without assigning any reasons thereof.

1.4.7.2 The Institute reserves the right to reject any Bid and appropriate the Bid Security if:

a) At any time, a material misrepresentation is made or uncovered or

b) The Bidder does not provide, within the time specified by the Institute, the supplemental information sought by the Institute for evaluation of the Bid. Such misrepresentation/ improper response shall lead to the disqualification of the Bidder. If such disqualification/ rejection occurs after the Bids have been opened and the Preferred Bidder gets disqualified/rejected, then the Institute reserves the right to:
   i) Consider the remaining Bidders for further evaluation and award or
   ii) Take any such measure as may be deemed fit in the sole discretion of the Institute, including annulment of the Bidding Process.

1.4.7.3 The Institute reserves the Rights to verify all the statement, information & documents submitted by the bidder in response to the RFP or the bidding documents and the bidder shall, when so required by the institute, make available such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification by the Institute shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Institute

thereunder. A Bidder is eligible to submit only one Bid.

1.4.7.4 The Bidder, in the case of Bidding Company, should submit a Power of Attorney as per the format authorizing the signatory of the Bid to commit the Bidder.

1.4.7.5 Bids in Joint Venture / Consortium will not be accepted.

1.4.7.6 Any condition or qualification or any other stipulation contained in the Bid which is inconsistent with the terms of the Bidding Documents shall render the Bid liable to rejection as a non-responsive Bid.

1.4.8 Language of Bid:

The Bid prepared by the bidder and all documents/communications in relation to or concerning the Bidding Documents and the Bid shall be in English language & Hindi. Bid submitted in any other language is liable to be rejected.

(i) IIM Sambalpur has decided to use the process of e-tendering for inviting this tender and so the hard copy of the Tender Document will not be available for sale and only online submission of bids will be acceptable.

(ii) The tender should be submitted online under Two Bid Systems i.e. "Technical Bid" and "Financial Bid". Technical bid must contain the information as prescribed in tender document. The "Financial Bid" must contain the fees for providing Services.

(iii) The bidders are requested to upload all the digitally signed documents as per RFP before the closing of the tender.

1.5 Documents comprising the Technical and Financial Bid

1.5.1 The Bidder shall submit the Technical Bid in the formats specified in respect thereof keeping in mind the evaluation criteria defined in the RFP document. The Technical Bid shall comprise the following documents:

a. Form-1: Transmittal Letter
b. Form-2: Bidder's Profile
c. Form-3: Details of the Project Data Sheet to claim Eligibility
d. Form-4: Financial Turnover of the Bidder
e. Form-5: Manpower Details / Key Employees List
f. Form-6: GRIHA rating/ LEED Rating Project Details
g. Form-7: Affidavit For Similar Work Experience
h. Form-8: Curriculum Vitae (CVS) Of Key Employee
i. Form-9: Format For Power Of Attorney
j. Form-10: Bidders Affidavit
k. Form-11: Details of Technical Personnel to be deployed for the project
l. Form-12: Format for Performance Security Bank Guarantee
m. Form- 13: Format for EMD/ Bid Security
n. Form-14: Form of Consultancy Agreement
o. Form-15: Undertaking Integrity Pact
p. Form-16: Financial Proposal: e-Submission Form - to be submitted in Part-II.
q. Certificate from the owner for design and construction of Certified Green Building / Campus as indicated in RFP document. Provisional Certificate issued by GRIHA / LEED for relevant category would also be eligible.
r. Signed "Request for Proposal" (RFP) document.
s. All other documents, as required in terms of the RFP, to claim eligibility.

1.5.2 Financial Bid: The financial proposal as per the attached format about the consultancy Fees

a) The Architectural Consultancy fees shall be fixed and inclusive of all taxes and levies payable under respective statutes including GST as applicable, shall be paid by the Institute as consultancy fees.

However, if any other further tax or levy is imposed by the Statute, after the last stipulated date for the receipt of bid including extensions, if any, and the Consultancy thereupon necessarily and properly pays such taxes/levies, the Consultancy shall be reimbursed the amount so paid.

b) The Architectural Consultancy fees shall be deemed to include the cost of necessary subordinate staff and all other expenditures, which the Architect may incur in the course of carrying out and rendering duties and services agreed upon. The Architect shall not be entitled to any payment or remuneration, over and above the fees.

c) All necessary statutory deductions as per laws of the Local Bodies / State Government / Government of India shall be affected from the bills payable to the Architect.

d) The Architectural Consultancy fees payable includes the fees payable by Architect to any other specialized consultant employed by the Architect towards meeting its scope of Architectural consultancy Services.

e) The fees payable to the Government / Local Bodies for getting necessary approvals / sanctions, as envisaged in the scope of Architect, will be separately borne by the Architect as per actual.

f) The Architect hereby agrees that fees to be paid will be in full discharge of functions to be performed by them as per the Scope of Services.

g) All payments shall be made in Indian Currency.

1.6 Submission of Bid Proposal

a) IIM Sambalpur has decided to use process of e-tendering for inviting this tender and so the hard copy of the Tender document will not be available for sale and only online submission of bids will be acceptable.

b) The tender should be submitted online under Two Bid Systems i.e. "Technical Bid" and "Financial Bid".

c) Technical bid must contain the information as prescribed in tender document. The "Financial Bid" must contain the fees for providing Services. The bidders are requested to upload all the documents as required in the tender (RFP) to claim their eligibility.

1.6.1 Documents Comprising the Bid

The Bid should be prepared keeping in mind the evaluation criteria defined in the RFP Document. The Bidders shall online submit their bids in two parts i.e.

a) Technical Bid (Part - I)

b) Financial Bid (Part - II)

1.7 Opening of Bids

Place of opening of Tender Bids: IIM Sambalpur has adopted e-tendering process which offers facility for "Online Tender Opening." IIM Sambalpur tender opening officers as well as authorized representatives of bidders can attend Online Tender Opening Event from comfort of their offices. However, authorized representatives of the bidder, if so desire, can attend the Tender Opening Event TOE at IIM Sambalpur, where Tender Opening Officers would be conducting Online TOE.

1.8 Evaluation of Technical Proposals

1.8.1 During this stage, the Technical Proposals which are declared responsive will be evaluated by the Institute to ascertain the credentials of the Bidder on the basis of the Eligibility Criteria laid down in the RFP. A responsive bid is one which:

i) is received by the Bid due time, date including extension thereof, if any.

ii) is signed, sealed and marked as mentioned in the RFP.

iii) is accompanied by the Power(s) of Attorney.

iv) Contains all the information/documents as required in the RFP and in the required formats

same as those specified in this RFP.

v) is valid for the validity period as set out in RFP.

vi) is accompanied by tender processing fees and the Bid security.

vii) Conforms to all the terms, conditions and specifications of RFP without deviation or reservation.

If a bid is not substantially responsive to the requirements of RFP, it will be rejected by the Institute. The decision of the Institute in this regard shall be final and binding. Conditional bids shall be rejected.

1.8.2 If the Technical Bid of any Bidder is not substantially responsive, the bid of such bidder will be rejected by the Institute and the bidder will not subsequently be allowed to make its bid responsive by correction or modification or withdrawal of the non-conforming deviation or reservation.

1.8.3 The Institute reserves the right to seek clarifications or additional information / documents from any bidder regarding its Technical Proposal. Such clarification(s) or additional information / document(s) shall be provided within the time specified for the purpose. Any request and response thereto shall be in writing. If the Bidder does not furnish the clarification(s) or additional information / document(s) within the prescribed time, the Proposal shall be liable to be rejected. In the case Proposal is not rejected, the Institute may proceed to evaluate the Technical Proposal by construing the particulars requiring the clarification to the best of its understanding and the Bidder shall be barred from subsequently questioning such interpretation of the Institute.

1.8.4 Bidder who meets the Eligibility Criteria shall be shortlisted as Qualified Bidders. The Institute shall notify all the technically qualified (shortlisted bidders) bidders indicating the date, time and venue for attending the opening of financial bids.

1.9 Opening & Evaluation of Financial Proposals

1.9.1 Evaluation committee shall open the financial bid in the presence of the bidders/their Authorized representative who chooses to attend the opening process of the financial bid.

1.9.2 On opening of the financial bids, the evaluation committee shall read out the financial bid to all the bidders and ask to sign the compiled list of bidders.

1.9.3 If any discrepancy is found between the fees written in the figure and in words in the financial bid, the fees written in words shall prevail. The evaluation committee shall correct error, if any and sign the same.

1.9.4 On opening of financial bids and evaluation thereof the tenderers will be ranked accordingly to their composite scores (Technical & Financial) as per clause no. 5 hereinafter and will be listed in order of merit as H1, H2 and H3 and so on. The top scorer H1 would be eligible for award of the work. No correspondence shall be entertained by the Institute from the unsuccessful bidders.

1.10 Letter of Award (LOA)

i) After selection, a Letter of award (the "LOA") shall be issued, in duplicate, by the Institute to the Preferred Bidder and the Preferred Bidder shall, within 07 (seven) days of the receipt of the LOA, sign and return the duplicate copy of the LOA in acknowledgement thereof as a token of acceptance. In the event the duplicate copy of the LOA duly signed by the Preferred Bidder is not received by the stipulated date, the Institute may, unless it consents to extension of time for submission thereof, forfeit the EMD of such bidder. The letter of award shall form a part of the agreement.

ii) Within ten days from the date of issue of the letter of award the preferred bidder shall be required to submit the performance guarantee and execute the agreement.

iii) The successful bidder shall also sign an integrity pact.

1.11 Performance Guarantee

i) The selected Architect, as Performance Guarantee for the due, faithful performance and discharge of all the Architect's obligations during project development in terms of the provisions of the RFP, is required to furnish an irrevocable and unconditional Performance Guarantee in the form of a Bank Guarantee equivalent to 5% (Five Percent) of the contract value i.e. Total Fees payable (The construction period Performance Guarantee) at the time of signing of the Agreement. The same shall be valid for a period of 30 months or completion of construction phase (which ever is later) from the date of signing of the Agreement.

ii) The performance guarantee shall be furnished within the time limit specified in the bid document. If there are delays in executing the Architectural service work that are not condoned or accepted by the Institute or if the Architect fails to perform the services in accordance with the Provisions of the RFP, the Performance Guarantee shall be forfeited partially or fully depending upon the nature of the default.

iii) In this regard the decision of Director of the Institute or any other competent Authority of the Institute to levy compensation and the amount of compensation levied is final and binding. The Institute may also decide to deduct the compensation amount against any sum payable to the Architect, under this agreement in this case.

Project Summary

Sl. No	Description	Details
1.	Name of the Project	"Providing Comprehensive Architectural and Engineering Consultancy Service for the development of Infrastructure at permanent campus of IIM Sambalpur under phase-II".
2.	Location	Basantpur, near Goshala, Sambalpur, Odisha-768025.
3.	Total Campus Area	200 Acres approx..
4.	Proposed Area for Construction	32217 Sq. Mtr.
5.	Estimated Project Cost	**Rs. 202 Crores**
6.	Scope	Comprehensive Architectural & Engineering Service
7.	Technical Staff to be deployed in site	Refer to Clause No 7.7 (iv)
8.	Duration of Project	Pre-construction stage : **03 months** Construction stage : **24 months** Post Construction Stage : **03 Months**
9.	Status of the Project	In the 200-acre campus area, construction of boundary wall is completed all along. Phase-I scope of work has been completed & campus is fully functional mostly over the 100-acre current development area. The future development area of balance 100-acre along with few Phase-I area shall be used in phase-II development works. Institute will appoint PMC for the phase-II project.
10.	Approvals	DPR approved by MHRD, Phase-II Construction duly approved by the BoG.
11.	Source of Project Funding	HEFA (Higher Education Funding Agency)

2. DEFINITIONS

Unless context or consistency demands otherwise the following terms shall have the meaning assigned to them as under:

2.1 'IIM Sambalpur' or the 'Institute' or the 'owner' or the 'client' means the Indian Institute of Management Sambalpur (IIM Sambalpur) including its Society, Board of Governors, Director and its functionaries and any other officials or agencies designated by the Director or the Board of Governors for the purpose.

2.2 **Architect** means the Applicant, appointed as such pursuant to this selection process, for providing Comprehensive Architectural & Engineering Consultancy services for the development of Additional Infrastructure (phase-II) at permanent campus of IIM Sambalpur under phase-II, along with all engineering services and all scope of works of this tender.

2.3 'Request for Proposal (RFP)' means this document specifying the requirements, terms and conditions, scope, and other related particulars of selecting and employing a Architect for the Phase-II Campus Development Project of IIM Sambalpur.

2.4 'Application means the proposal submitted by an Applicant for providing Architectural & Engineering Consultancy Service and shall include Technical Proposal and Financial Proposal.

2.5 'Applicant' means the individual/firm/company/organization or similar entity submitting an Application in response to this Request for Proposal.

2.6 'Technical Proposal' means the technical part of the Application that includes data and documents required for evaluating the technical capability of the Applicant.

2.7 'Financial Proposal' means the financial part of the Application that specifies the fee, Applicant wishes to charge from IIM Sambalpur for providing Architectural services for its Development Project and it comprises of fee quoted for the total project and the stages of the project.

2.8 'Fee' means the stage wise charges to be paid to the Architect for the services rendered by it on the Development Project of the Institute after thorough inspection and due satisfaction of the duly authorized representative of IIM Sambalpur.

2.9 'Master Plan' means the overall architectural plan / Site layout plan including, but not limited to the details of road networks, street lighting, water supply and drainage details, storm water drainage, STP, WTP, building layouts, Electrical layout, firefighting layout, Landscape plan, rain water harvesting plan, horticulture as per the Development Control Regulations and building bye laws of MADC/ State Govt. statutory body, engineering details for connections if any between the existing (phase-I) campus infrastructure with the upcoming (phase-II) infrastructure and future development plans of campus beyond phase-II scope of work for the Phase-II Campus Development of the Institute.

2.10 '**Architect / Design Consultant**' means the consultant selected through a competitive process to provide services of Master planner and Architectural services, based on their reputation, proven capabilities and evaluation of submitted design proposals. The Design Consultant shall be responsible for developing the Master Plan of the Campus in consultation with the Project Management Consultant (PMC), Building Works Committee & Infrastructure Committee of IIM and any other representatives appointed by the Institute, preparing the architectural and engineering designs for various structures and utilities and supporting the implementation through specific designs and drawings and assistance in construction and commissioning of facilities.

2.11 'Defect liability period' means the warranty period beyond the project completion.

2.12 'Net worth' means total assets minus total outstanding liability.

2.13 'Capital cost' means total Approved Project Cost.

3. ELIGIBILITY CRITERIA

To be eligible for being considered for selection as the **Architect & Design Consultant**, a bidder should fulfill the following conditions of minimum eligibility:

3.1 Applicant/Bidder shall be a competent firm providing Architectural and Engineering Consultancy Service. The Architect / Owner must be a registered architect with Council of Architect (COA). Valid Registration certificate to be submitted.

3.2 Technical Criteria:

3.2.1 The bidder/bidding organization should have experience of providing **Architectural & Design Consultancy cum Engineering Services** of similar nature for a minimum period of **10 (Ten) years** ending last day of the month May' 2025 i.e., Eligibility Period. (Form – 02: Bidder's Profile)

3.2.2 The intending bidder/bidding organization must have experience of having satisfactorily completed the **Architectural & Design Consultancy cum Engineering Services** of *similar nature** of project(s) during the last **07 years** ending previous day of last date of submission of tenders: (Form – 03 along with relevant work orders / LOA / work completion report).

i. 03 (Three) similar completed works each costing not less than the amount equal to **40%** of the estimated cost put to tender (i.e., Rs. 80.80 Crore).

OR

ii. 02 (Two) similar completed works each costing not less than the amount equal to **60%** of the estimated cost put to tender. (i.e., Rs. 121.20 Crore).

OR

iii. 01 (One) similar completed work costing not less than the amount equal to **80%** of the estimated cost put to tender (i.e., Rs. 161.60 Crore).

Similar nature of Project shall mean that the Architect shall have experience in providing Comprehensive Architect & Design Consultancy and Engineering service for complete campus development in any **Central Universities / IIMs / IITs / NITs / AIIMS / Central PSU Campus(es) consisting of multi-storied (G+3 or above)** including Public Health Engineering, Internal and external electrical works, firefighting work, LV works, HVAC, lifts, external developments, GRIHA norms for achieving minimum four Star rating or LEED Gold rating and all other works not mentioned herein but required for completion of the project in all respects. The project should have been completed in India. **(The architect must be appointed either directly by the Client or through PMC or EPC Contractor, of the project).**

3.2.3 **Experience of having similar work for IIM/ IIT / NIT, in the last 05 (five) years, appointed either directly by the Client or through PMC or EPC Contractor, of the project value at least 200 Crores**. The similar work value may also be considered, if the Architect has at least successfully completed design stage of similar work. (Form – 03 along with relevant work orders / LOA / work completion report).

Note:-

i. The experience of a similar nature of work should be supported by certificates issued by the client's organization. The work completion experience certificates issued by Government Organizations /

Semi Government Organizations / State Government Public Works Department / Central Government / Public Sector Undertakings / Municipal Bodies shall be accepted for assessing the eligibility of the tenderer.

ii. The experience certificate in this regard should be issued by an officer not below the rank of Executive Engineer / Project Manager / Unit Officer.

iii. The value of executed works shall be brought to the current level by enhancing the actual value of work done at a simple rate of 7% per annum, calculated from the date of completion to previous day of initial stipulated last date of submission of tenders as per NIT.

3.2.4 The Institute intends to appoint a single entity for the assignment of providing Architect & Design Consultancy and Engineering services. As such, the bidder should note that the work will be awarded and executed only by the successful bidder and not by its subsidiary or associate company etc. (Copy of the work order / completion certificate issued to the Bidder against the consultancy services works should be submitted for reference).

3.2.5 The Bidder should have experienced **in-house Architects & Design** team for civil, structural, MEP. Further, the Architect should have a team of professionals dedicated exclusively for this work of IIM Sambalpur, headed by a team leader, i.e., the Principal Architect shall be responsible for overall supervision, coordination and management of all the project assignments. (Please refer - Form – 05 Manpower Details / Key Employees List)

3.3 Financial Criteria

3.3.1 **Financial** Turnover: The average annual financial turnover of the bidder should be at least Rs. **10 Crores** (Rupees Ten Crores) during the preceding last 05 (five) consecutive financial years ending with 31.03.2025. CA certified certificate (Form – 04) to be submitted.

3.3.2 The bidder shall submit a balance sheet and profit and loss account for last **03 (three)** financial years certified by Chartered Accountant. The turnover should be in the name of the bidder.

3.3.3 Net-worth: The Bidder shall have a positive net worth as on 31.03.2025 as per the audited account.

3.4 Green Building Rating:

The bidder should have received Green Building Rating with not less than 04- star GRIHA rating/Gold LEED Rating (Form – 06 along with relevant certificate to be submitted)

4. EVALUATION CRITERIA

The successful bidder will be selected based on "Quality and cost-based selection (QCBS)" method. The Agencies who fulfil the minimum eligibility requirements as per clause: 3 and sub- clauses thereof shall be eligible for technical evaluation.

4.1 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 evaluation criteria bid shall be evaluated as under:

4.2 TECHNICAL BID EVALUATION – MARK WEIGHTAGE

TECHNICAL BID EVALUATION – MARK WEIGHTAGE				
SL	**CRITERION**	**EVALUATION CITERION**	**MARKS**	**SUPPORTING DOCUMENTS**
I	**Previous Experience of the Architect Firm:**		**30 Marks**	
i.	Experience of Establishment above **10 years**	i. Minimum Eligibility of 10 years	5 Marks	**Certificates**
		ii. 11 to 15 Years	7.5 Marks	
		iii. Above 15 Years	10 Marks	
ii.	Experience of having provided Architectural & Consultancy services for successfully completed **similar works** during the last **07 year** ending initial stipulated last date of submission of this tender.	Minimum Eligibility (Project Value = Rs. 202 Crore) i. **01** similar work costing not less than 80% of estimated cost of the project i.e., **161.60 Cr**. or ii. **02** similar work costing not less than 60% of estimated cost of the project i.e., **121.20 Cr**. Or iii. **03** similar work costing not less than 40% of estimated cost of the project i.e., **80.80 Cr**.	5 Marks	**Work Order & Completion Certificate**
		Twice Eligibility (Project Value = Rs. 404 Crore) i. **01** similar work costing not less than 80% of estimated cost of the project i.e., **323.20 Cr**. or ii. **02** similar work costing not less than 60% of estimated cost of the project i.e., **242.40 Cr**. Or iii. **03** similar work costing not less than 40% of estimated cost of the project i.e., **161.60 Cr**.	10 Marks	
i.	Experience of having worked for IIM / IIT / NIT campus development project (in the last 05 years)	i. Project Value 200 Crs to 249 Crs.	5 Marks	**Work Order / Completion Certificate**
		ii. Project Value 250 Crs. to 299 Crs.	7.5 Marks	
		iii. Project Value Above 300 Crs.	10 Marks	
2	**Financial Strength – Minimum eligibility criteria – Average annual financial turnover for last three financial years.**		**10 Marks**	
i.	The Average annual turnover of the Architect shall not be less than **Rs.10.0 Cr.** during last 03 (three) financial year ending on 31.03.2025.	i. Minimum Eligibility i.e., 10 Crores	5 Marks	**Balance sheet duly certified by CA**
		ii. Twice Eligibility i.e., 20 Crores or aboves	10 Marks	
3	**Manpower**		**10 Marks**	
i.	One of the Director / Partner / Proprietor of company should be registered with 'Council of Architecture' & should have B. Arch with minimum 20 years of experience including 15 years of experience in the Consultancy and registered with Council of Architecture.		4 Marks	**Work Experience Certificate of Personnel**
ii.	01 (One) Structural Engineer: Masters in Structural Engineer with minimum 03 years' on payroll with work experience in Urban Design aspects.		3 Marks	
iii.	01 (One) Graduate Engineers each in Mechanical, Electrical & Plumbing (Civil) Engineers with minimum 03 years on payroll with relevant work experience Graduate Mechanical– 1.0 Mark, Graduate Electrical – 1.0 Mark, Graduate Plumbing (Civil / Mechanical) Engineer – 1.0 Mark.		3 Marks	
4	**Green Building Experience**		**10 Marks**	
i.	Experience in Designing buildings with Green Building concept.	i. At least 02 projects successfully completed with 05- star GRIHA Rating/ Platinum LEED rating	10 Marks	**Certificates**
		ii. At least 01 projects successfully completed with 05- star GRIHA Rating/ Platinum LEED rating	8 Marks	
		iii. At least 02 projects successfully completed with 04- star GRIHA Rating/ Gold LEED rating		
		iv. At least 01 projects successfully completed with 04- star GRIHA Rating/ Gold LEED rating	6 Marks	
6	**Design Concept Presentation**		**40 Marks**	
i.	Vision & Concept Plan / Masterplan		15 Marks	**PPT, Masterplan, 3D Views, Photos, Videos**
ii.	3D Presentations of Concept / Masterplan		15 Marks	
iii.	Innovative Methodology of Work, Economic Plan & Architect scope's Deliverables		5 Marks	
iv.	Design Integration with existing Infrastructure & planning for future expansion		5 Marks	
	Total Marks (1+2+3+4+5+6)		**100 Marks**	

4.3 Design Concept Presentation:

4.3.1 Under this part, the Architect firm /Consultant shall be invited to participate in the design concept competition by the way of presentation before the Institute's Building Works Committee / Infrastructure Committee / Evaluation Committee constituted for the purpose by evaluation. Minimum one-week time will be given for preparation of presentations to the Qualified Bidders.

4.3.2 The Architect firm /Consultant shall bring hard & Soft copy of their Design concept and related details at the time of presentation. The concept is designed to strictly incorporate all the parameters as mentioned below under Evaluation Criteria. **The time and venue for presentation will be intimated separately.**

4.3.3 The committee shall evaluate the presentation on design concept and assign the marks independently and then the assigned marks would be averaged out.

4.3.4 The Architect Firm / Consultant shall have no right to challenge the marks assigned by the individual member of the committee and, individual member of the committee shall have no liability to applicant in this regard. No correspondence would be entertained by challenging or contesting the marking by the individual member of the committee.

4.3.5 The committee shall evaluate the design concept of consultants by applying the evaluation criteria, sub-criteria, and point system as stipulated in the evaluation criteria as follows:

a) Vision & Concept Plan / Masterplan

b) 3D Presentations of Concept / Masterplan

c) Innovative Methodology of Work, Economic Plan & Architect scope's Deliverables

d) Design Integration with existing Infrastructure & planning for future expansion

4.4 Technical Bid Evaluation:

4.4.1 The Technical Evaluation shall be carried out based on the documents submitted by the bidder for technical bid.

4.4.2 The evaluated Bid will be given a Technical Score (TS). The minimum technical score required to qualify technical evaluation is **70 Marks out of 100**. A bid will be considered unsuitable and will be rejected at this stage if it fails to achieve the minimum technical score. IIM SBP will notify bidders who fail to score the minimum technical score about the same and the Financial Bids of such failed bidders will not be opened. IIM SBP will notify the bidders who secure the minimum qualifying technical score, indicating the date and time set for opening of the Financial Bids.

4.5 Financial Bid Opening and Bids Evaluation:

4.5.1 The Financial Bids will be opened only of those bidders who secure 70% marks and above in technical bid is termed as Technically Qualified Bidder (TQB). The cost indicated in the Financial Bid shall be deemed as final and reflect the total cost of services and should be stated in percentage (%) only on estimated project cost of Rs. **202 Crores**. The financial bid includes GST as applicable.

4.5.2 The payment of GST and GST Compensation Cess by service provider (i.e. Owner) to bidder/contractor (if GST payable by bidder/contractor) would be made only on the latter submitting a GST Bill/invoice in accordance with the provision of relevant GST Act. Payment of GST & GST Compensation Cess is the responsibility of bidder/contractor.

4.5.3 However, such duties, taxes, levies etc. which is notified after the last date of submission of Bid and/or any increase over the rate existing on the last date of submission of Bid shall be reimbursed by the company on production of documentary evidence in support of payment actually made to the concerned authorities. Input tax credit is to be availed by paying authority as per rule. Similarly, if there is any decrease in such duties, taxes and levies the same shall become recoverable from the Architect / Consultant Firm.

5. AWARD OF CONTRACT

Selection of Bidder for Award of Work: The final selection of the tenderer for the award of work will be based on the scores secured by it in the technical bid (Stage-I) and the fees quoted by it in the financial bid (Stage-II) as detailed below:

i) 80 % weightage will be considered for Technical Score (TS) obtained in the technical bid.

ii) 20 % weightage will be considered for the fees quoted by the bidder in the financial bid, this will be termed as Financial Score (FS).

Financial score of the proposals will be determined using the following formula:

FS = 100 x (FL/F) Where,
'FS' is the financial score of an applicant,
'FL' is the lowest Financial Proposal among all and
'F' is the financial proposal of the particular applicant.

iii) For the purpose of calculation of Composite Score (S) for each bidder, the weightage shall be 80 % for the Technical Score (TS) and 20% for Financial Score (FS) of the respective applicants. The Composite Score shall be calculated using the following formula:

S = TS x 0.80 + FS x 0.20

Tenderers will be ranked according to their Composite Scores and will be listed in the order of merit as H1, H2 and H3 and so on. The top scorer H1 would be a successful bidder i.e. eligible for award of work.

iv) However, in the event of tie at the top position between two or more bidders, the preferred bidder shall be selected on the basis of more technical competence i.e. bidder with highest technical score (TS) shall be selected as preferred bidder. However, the preferred bidder shall be required to match the lowest price bid among the bidders forming the tie.

v) If the preferred bidder does not agree to match the lowest price bid among the bidders forming the tie, the bidder having 2nd highest technical score (TS) will be considered for award in the similar way with the lowest price bid among the bidders forming the tie.

6. SCOPE OF PROJECT ARCHITECT CONSULTANCY SERVICES:

6.1 General:

6.1.1 The Indian Institute of Management, Sambalpur (referred to as "the Institute or IIM Sambalpur" or "IIM- SBP" hereinafter) seeks the services of reputed Architectural Firm / Consultant for providing the "Architectural Consultancy" services and act as the "Project Principal Architect / Consultant" handholding the entire activities involved for development at the proposed phase-II of the permanent campus of the Institute, having 32,217 sqm approx. built-up areas under various buildings of the Project shall be constructed in phased manner as given hereinafter. The Principal Architect / Consultant is expected to extend all necessary support to the Institute in managing the project, subject to the provisions of this Request for Proposal (referred to as the "RFP" hereinafter) and other terms and conditions of the consultancy agreement signed between the Institute. And the Principal Architect / Consultant.

6.1.2 The Principal Architect / Consultant will function under the supervision of as specific principles and guidelines set forth by the institute and shall assist and facilitate the Institute in its decision making for development of new campus of IIM Sambalpur.

6.1.3 The Principal Architect / Consultant shall be guided in its assignment by the prevailing codes,

standards, specifications, guidelines, manuals as required for planning, designing, construction and operation & maintenance of the infrastructure facilities adopting the best practices.

6.1.4 Proposed Buildings and Services: The Institute campus (phase-II) will be designed contextually with modern, sustainable, Energy Efficient buildings in accordance with standard and best practices / guidelines. The campus under phase-II works will have major buildings as specified in the **Clause 9**. Based on the Institute requirement, any number of more building(s) can be added or deleted.

6.2 Objectives

The Architect shall function completely under the supervision as well as specific principles and guidelines laid down by IIM Sambalpur and rules, regulations and norms of MoE, GoI. However, the following objectives are to be achieved through the Architect for phase-II campus development of IIM Sambalpur:

i) To assist the Institute in Preliminary Surveys and Investigations:
Conducting Preliminary Surveys and Investigations, Vetting the tests and results for the investigation mentioned below.
- Preparation of Detailed Project Report (DPR) comprising of introduction about institute, details about proposal including the financial data.
- Geotechnical and Sub-soil investigations in accordance to relevant BIS codes and CPWD specifications.
- Hydrological Survey.
- Environment Impact Assessment.
- Any other survey required to carry out the work.
- Topographical survey is in the Scope.

ii) Obtaining all statutory approvals / local authority clearance as a part of DPR in line to the requirement of Institute for various Govt. Bodies like: Funding agency prior to award of construction work facilities to the Institute.

iii) Technical assistance to PMC / Institute for the bid process management on the guidelines approved by the Institute and recommendations for approval and award of construction / other associated works/services etc., by the PMC / Institute.

iv) Comprehensive technical supervision of project implementation activities.

6.2.1 Responsibilities of the Architect:

The role of Architect will be to provide the Comprehensive Architectural design and engineering Services (Residential and Non-Residential) for Phase II campus development. Preparation of overall Master Plan of the Campus (Phase-II) inline to the existing infrastructure (phase-I). The masterplan should comprises of both Phase-I, II and future expansions with all detailed Structural design, design of Internal Engineering utilities, External engineering services, Preliminary & Detailed Estimates, Technical Specifications required for the tender document and Bill of Quantities (BoQ) with all backup sheets showing calculations required for the Phase II campus development with all complete and as per the requirements of the Institute.

6.3 General Services to be provided by Architect:

The broad scope of Services of Comprehensive Architectural Consultancy service (Phase-II works) covers the following:

6.3.1 The stated scope of services of the Architect Planner/Consultant is indicative in nature. The Architect Planner/Consultant shall have to provide all the design and engineering services even if not specifically included but required for successful completion of the project.

6.3.2 A topographical survey of the proposed site- The Architect will prepare the specifications and

requirements for carrying out Topographical survey and the Survey of all existing infrastructure, services and other constraints existing in and around the site. Thereafter the work will be executed by the Architect and the report will be utilized for planning and designing of the overall scheme of Phase II.

6.3.3 The responsibility of the completeness and correctness of the survey will lie with the Architect.

6.3.4 Site evaluation, Study of existing infrastructure & land use in and around the project area, analysis of architectural character, socio-cultural aspects & heritage of the region & existing infrastructure.

6.3.5 Study of existing infrastructure, accessibility, circulation pattern and parking.

6.3.6 Ascertain the Institute's requirements, examine site constraint potential and prepare a design brief for Institute's approval.

6.3.7 Preliminary proposal with design philosophy (zoning, micro-planning, phasing, etc.) for development and their impact on immediate environs.

6.3.8 Preparation of overall Master Plan of the Campus (For Phase I & II). As the phase-I construction has already been completed, the Masterplan of the campus must include the infrastructure in phase-I along with the proposed plan for Phase-II and further developments beyond phase-II.

6.3.9 Concept drawings of individual buildings with plans, elevations & sections.

6.3.10 Conceptual design of services and their inner connectivity, preliminary designs, and specifications.

6.3.11 Urban design including volumetric study and urban form recommendations including pedestrian / vehicular movement and parking.

6.3.12 Landscape Architecture, site-planning, suitability & appraisal, landform, drawings of landscaping elements, open space design, plant structure, illumination design, street furniture and graphic design and signages. (This part also includes the portion of phase-I undeveloped areas)

6.3.13 Final concept design and drawings, technical specifications including finishes of individual buildings and services (both external and internal).

6.3.14 Green Building Design - All the design and detailing of the campus shall be with GRIHA-4 Star or above Rating. Relevant Specification and initial assessment report shall be submitted by the Architect and the detailed simulation and documentation shall be done by the PMC to obtain GRIHA- 4 Star Rating. Nothing extra shall be paid to the architect on this account.

6.3.15 Architectural planning should be barrier free and accessible for DAP as per the prevailing norms of Govt. of India/CPWD.

6.3.16 The Architect shall be required to provide the following as part of his services:

i) Preparation of Architectural control guidelines / checklist & preparation of drawings of individual buildings and overall masterplan of the campus and their approval from the statutory bodies by complying all the applicable norms / codes / guidelines /regulations/ byelaws / statutes of local as well as Central Govt. Bodies.

ii) Prepare report on site evaluation and analysis with basic approach to circulation, activity distribution and interconnectivity and external linkages including preliminary estimate of project cost based on allowable F.A.R.

iii) All pre-construction reports, drawings, 3D visual renderings, presentations and other documents to be submitted in fulfillment of the Scope of Services, shall be in six sets each of printed copies and soft copies, in the DWG & PDF formats and scales as directed from time to time by the Institute or its authorized representative / PMC.

iv) All documents, drawings, reports and any other documents submitted in fulfillment of the scope of services shall be prepared strictly as per statutory provisions and guidelines issued by the Central / State Government / local authorities, and also in accordance with the best international practices and codes as applicable to such development.

v) Preparation of Design basis report (DBR) along with analysis for approval of Institute and the same will be further reviewed by the PMC / authorized representative of Institute.

vi) Furnish report on measures required to be taken to mitigate the adverse impact, if any, of the

proposed development on its immediate environs.

vii) Conceptual & final design, specifications, estimates for specialized works such as Acoustics, Non-conventional use of energy (wherever applicable), Rain water harvesting of the entire site along with its approval from the concerned bodies (if any), Recycling of wastewater, solid waste management system etc. along with preliminary estimates.

viii) Periodic supervision for ensuring smooth progress and adherence to design concept during execution of work.

ix) The detailed scope of services for the selected Architect Planner/Consultant shall include but not be limited to the following:

- Comprehensive architectural design and engineering including all services and allied fields for various buildings and external development but not be limited to the following:
  - Architectural design, sanitary, plumbing, drainage, water supply and sewerage design, electrical, electronic, and IT Infrastructure, communication systems design, heating, ventilation and air conditioning design (HVAC) and other mechanical systems, elevators, escalators, besides allied fields such as landscape design, interior design, graphic design and signage etc.
  - Preparation and submission of preliminary and detailed Cost Estimates, Bill of Quantities and Tender documents
  - Structural Systems
  - Plumbing, Drainage, Sewerage and Solid Waste Management Systems
  - Electrical System
  - Elevators and etc.
  - Fire Fighting System
  - HVAC & other Mechanical works
  - Landscape Architecture
  - IT Infrastructure
  - ELV System
  - Interior Design
  - Audio-Video System
  - Furniture and Furnishing
  - Site development works including design of external engineering services
  - Road networks including roads, drive ways, footpath, cycle track, covered parking meeting the DAP requirements, as applicable.
  - Internal and External signage's of Buildings
  - Signages of Roads, route markers, directional boards, way-finding systems etc.
  - Traffic and Transportation Systems:
  - Services and Utilities Systems
    - Storm water drainage systems
    - Water harvesting systems including surface and underground drainage systems.
    - Electrical systems for streetlights, open-areas etc.; renewable energy generation and supply systems; low voltage systems and services.
    - Integrated building services and campus infrastructure & services management systems including need-based automation, duty cycling, O&M cycling, manpower and other resource planning & management etc.
    - Perimeter Intrusion System
    - Waste Management systems
    - Water supply, water use, water segregation, treatment, reuse and recycling,

sanitary, sewerage and drainage systems for the campus including design of overhead tanks, surface or underground reservoirs.

- Towers, tunnels, channels, ducts, carriageways, corridors, reservoirs, tanks etc. (underground, surface or above ground) for all service lines like water supply and sewage systems, electricity, telephone, information network, fire detection & fighting systems etc., including those for which detailed engineering designs are provided by other specialized agencies.

- Landscape & Hardscape: Landscape details of campus level greens including, plantation, vegetation, woodlands, plazas, public squares, hierarchy of parks and formal greens, Campus level signage systems, directional boards, way-finding systems, all street furniture like benches, posts etc.

6.4 Pre-construction Stage:

6.4.1 During Preliminary Planning Stage

The following activities shall be carried out during Preliminary Planning Stage:

i) Preparation of master plan of the campus showing circulation pattern, zoning of various land uses and relevant details, development strategy. It may be noted that the requirements of various building/ structures have been projected for phase-II only but master plan and all the external services & landscape design will be designed for whole of the project (including phase-I) in total plot of 200 acres.

ii) Appropriate methods, designs, details, policies, guidelines, development models, systems and strategies for management which includes Water use, segregation, treatment, reuse including recharge of water, watersheds, subsurface aquifers and freshwater flow systems at site. Waste generated at site due to the various project-stage development and post-project campus activities including waste collection, segregation, recycling or utilization for waste-to-energy systems. Energy production through solar/biomass/waste-to-energy/ other potentials at site, energy consumption models, systems and services including efficiency at all stages of production, transmission, consumption and recovery

iii) The Architect shall get the approval of the conceptual scheme from the Institute both through presentations, physical models, computer walk through etc. Comments and suggestions or alternate proposal of the Institute shall be evaluated and suitably incorporated till the concept design is accepted and frozen. Decision of Institute in this regard shall be final & binding.

6.4.2 Concept Design:

i) Ascertain the Institute requirements and examination of site constraints and potential for individual buildings, external and internal systems/ services, and preparation of a brief for the Institute's review/ recommendations and Institute's approval including conceptual/ control designs/ drawings/ documents and incorporating required changes, if any.

ii) Development of the concept design after interacting with the Institute.

iii) Submission of the concept design and make presentation of the entire scheme.

iv) Submit Design Basis Reports for various components.

v) Modifications in the concept plan taking into account the comments, suggestions of the Institute and submitting the same to the Institute for approval.

vi) Submission of the final concept design along with models, photograph, 3D-walk through, bird's perspective and human eye views of public areas and circulation areas and other important features etc. The photographs, etc. shall be borne by the Architect. During preparation of 3D models by the EPC / Prime Contractor, the Architect shall provide required assistance.

vii) Preparation of preliminary estimate of project, based on P.A.R. of CPWD.

viii) Preparation of three-dimensional views and three-dimensional walk-through of the entire campus in relation to open spaces and physical model in suitable scale showing the proposal and surrounding

areas.

ix) Submission of drawings of master-plan and individual buildings plans, elevations & sections to the Institute / statutory authorities for approval & ensure compliance with codes, standards and legislation as applicable and carry out necessary changes as may be required and obtain approvals from all regulatory authorities.

x) Provisions are to be kept for future developments during the design. The same to be incorporated in the drawings.

xi) Obtaining all statutory approvals / local authority clearance as a part of DPR in line to the requirement of Institute for various Govt. Bodies like: Funding agency prior to award of construction work facilities to the Institute.

6.4.3 During Final Design Stage

i) Development and Submission of the Master Plan and Modifications of the Master Plan taking into account the comments and suggestions of the Institute.

ii) Submission of the Final Master Plan to local bodies/ statutory and incorporating changes, if any, suggested by them and resubmitting the same for approval.

iii) It may be noted that the requirements of various building/structures have been projected for phase-II only but master plan and all the external services will be designed for whole of the project in total plot of 200 acres.

iv) Preparation of drawings showing the common facilities for circulation, parking open spaces and external Architectural form as per the approved drawings.

v) Preparation of final architectural drawings including all floor plans, sections and elevations for all buildings.

vi) Proper allocation for the Institute's functional areas like Hostel zone, Academic, Housing and community amenities and service buildings / any other buildings, if any; transport and parking systems, services and utilities; landscape, hardscape, campus woodlands, outdoor playing fields; all type of water management systems.

vii) Giving capacity, layout and technology for various utilities, services, and other infrastructure in different phases of development and expansion without disruption to existing road networks and other infrastructure.

viii) Landscape Plan

ix) Waste Management Plan

x) Water Management Plan

xi) The working drawing shall include:

a) Layout Plan showing:

- All proposed buildings, play fields, green area, landscape, hardscape Sewage Treatment Plant, Sump, Rainwater Harvesting, Electrical Sub-Station etc.
- Road network, foot path, tracks for cycles and 'green vehicles, parking system, walkways, Blow up of road junction/ parking area, public transportation systems, barrier free access and other such area as required.
- All External services

b) Final Drawings of:

- Floor plans, superimposed with all conceptual services/ disciplines
- Elevations
- Sections
- Wall profiles
- Doors & Window details
- Stairs/ Ramps/ Lifts details
- Details of building parts, areas, and critical special treatments

- Toilet details
- Flooring pattern and details
- Dado details
- Roof flow, draining including rainwater harvesting system underground tank
- Layout and drawing of all types of furniture, all Computer lab equipment, all kitchen equipment etc.
- Any other conceptual details required by the Institute.

The Campus Master Plan - Design Stage shall be prepared, submitted, modified, improved and approved in three distinct stages:

I. Concept Master Plan

II. Draft Master Plan

III. Final Master Plan

6.4.4 During Municipal and Statutory Approval Stage

i) Obtaining all statutory approvals / local authority clearance as a part of DPR in line to the requirement of Institute for various Govt. Bodies like: Funding agency prior to award of construction work facilities to the Institute.

ii) The Architect shall prepare a schematic network of all services and its interconnectivity including water supply, drainage, sewerage, electrical, communication, fire detection and firefighting, solid waste management system, rain water harvesting, recycling of waste water, irrigation system, use of solar energy and other services as may be indicated by the Institute. The Architect shall also prepare an integrated layout plan of the Institute Campus showing all the services.

iii) The Architect Planner/Consultant shall also make revisions, corrections and modifications, provide all requisite information, make presentations, attend meetings for approvals and undertake all liaisons and all associated requisite follow-up for timely clearances and approvals from the concerned authorities

iv) Obtain clearance certificates from the proof checking agencies and/or PMC, if any, appointed by the client.

6.4.5 During Pre-tendering Stage

i) Conceptual plan for Structural, Mechanical and Electrical work/ services - HVAC, Internal & External Electrification, Substation, DG Set, LT & HT Cabling and Networks, Lifts and escalators, Machine rooms, Lift and escalators shall be designed in accordance with DAP and old age person to make the campus barrier free. Fire Fighting, water and sewerage network and Traffic Analysis etc. so that there is no major deviation in the detailed drawing.

ii) Preparation of necessary details and drawings showing landscape, street furniture and graphic signage including site appraisal and suitability, site- planning, land form and grading, surface drainage design and water management, open space design-roads, parking hard & soft areas, walls, gates fences, design, plant structure and features, garden furniture design, illumination design, graphic design and signage, co-ordination of external services, periodic inspection & evaluation of construction works as per final designs and specifications

iii) Preparation of detailed scope of works, specifications, preliminary and detailed estimates and tender documents for all the external/peripheral services and infrastructure works (including their related buildings/structures) other than the buildings including providing expertise to the Institute during tendering stage by authorized representative / PMC.

iv) Prepare all tender documents.

v) Review of Draft Tender documents submitted by the PMC on behalf of the Institute in line to the above design, plan & drawings approved by the Institute.

vi) Assist IIM Sambalpur and/or PMC to invite, receive and analyze tenders, pre bid meetings etc., to the extent desired by the Institute. Preparing and finalizing the Schedule of works along with the Contractor, to the extent desired by the Institute.

6.5 Construction Stage:

6.5.1 During Implementation Stage:

i) Architect shall check & confirm whether the Detailed Engineering Drawings / Good for construction drawings prepared by other agencies (EPC Contractor through the PMC) are broadly in accordance with the Concept & Final design.

ii) Architect shall review and issue of certified detailed architectural design and drawing as per final design and comments of project stakeholders to ensure compliance and conformity.

iii) Layout demarcation of the entire final campus Master Plan including all its components at site, to the satisfaction of the Institute and its approval thereof.

iv) The Architect Planner/Consultant shall designate the lead Architect for this project. The lead Architect will make periodical site visits and attend meetings at site, or any designated place decided by the Institute on regular basis during the entire period of construction, for resolution of conflicts/ coordination and to ensure that work is being carried out as per approved drawings. The expenses for site visits shall be deemed to be included in the quoted fee by the Architect and nothing extra shall be payable on this account.

v) Make revisions if any in the final drawings as per the institute's requirements.

vi) Assist IIM Sambalpur to approve samples of various materials, items and components as per the specifications and requirements of the Institute.

vii) Assist IIM Sambalpur and/or PMC in the issue of Certificate of Completion of Work, whenever required by the Institute.

viii) Preparation of new drawings whenever required as per the site conditions or Institute requirement.

6.5.2 During Completion Stage:

i) Review of occupation certificates, wherever necessary from the local bodies after completion of work and inspection by Municipal / Fire Electrical Inspectors obtained by PMC/Contractor and on behalf to the Institute.

ii) Review & Certification of Completion (As-built) Drawings, plans elevations and cross sections etc. submitted by PMC/Contractor indicating the details of the building and all internal and external services as completed in hard (04 sets) and soft (02 sets) copies as indicated by the Institute.

iii) After the above are completed, the Architect shall submit their Completion Report, recording his approval or comments if any, to be attended by PMC / Contractor during rectification period.

iv) Assist the employer in Arbitration / Litigation case that may arise out of the contract entered into, in respect of above project, regarding clarifications / interpretations, supply of drawings, designs, specifications as and when required. The architect's role will be critical to these clarifications only and unless specifically required by Arbitrator / Court. These will be reimbursed on above basis.

v) The above scope of services of the Architect is indicative in nature. The Architect shall have to provide all the services not specifically excluded but required for successful implementation of the project.

6.6 Mandatory Site Visits:

6.6.1 The Architect having adequate qualifications and experience of at least 15 years of work will make periodical site visit as and when required during the entire period of contract, for resolution of conflicts/ coordination and to ensure that work is being carried out as per approved drawings. The mandatory site visit by the Architect team shall be as follows:

a. During pre-construction phase – 06 Nos.

b. During Construction – 12 Nos.

c. During Completion stage of Construction – 02 Nos.

6.6.2 The expenses for above site visits shall be included in the lump sum fee of the consultancy services of the Architect and nothing extra shall be payable on this account.

6.6.3 Beyond 20 numbers of visit, if some of the Experts are called by the institute for fulfilment of all the Contractual obligations by the Architect, the Architect shall provide such services beyond 20 numbers of visit with the terms and rates stipulated herein below.

6.6.4 The logistics and accommodations may be arranged by the Institute, as and when required, subject to the approval of the competent authority of the Institute.

6.6.5 A deduction of INR 25,000/- would be made per visit on the Architect for non-deployment of the persons as required by the Institute during the 20 visits as stated above.

7. CONDITIONS OF CONTRACT

7.1 Governing Law and Jurisdiction

This agreement shall be construed and interpreted in accordance with and governed by the laws of India, and the courts at Sambalpur shall have exclusive jurisdiction over matters arising out of any dispute pertaining to the RFP.

7.2 Notices

Any communication to be made by the Architect to the Institute or vice versa under or in connection with the matters contemplated in the RFP shall be in writing and shall:

a) In the case of the Architect - be given by e-mail and by letter delivered by hand to the address given and marked for the attention of the Architect's Representative or to such other person as the Architect may from time to time designate by the proper intimation to the Institute;

b) In the case of the Institute - be given by e-mail and by letter delivered by hand and be addressed to the Institute with a copy delivered to the Institute Representative or to such other person as the Institute may from time to time designate by the proper intimation to the Architect; and

c) Any notice or communication by one party to the other party, it shall be deemed to have been delivered on

i) The actual date and time of delivery in the case of by post, and

ii) On the working days in the case of by e-mail.

7.3 Taxes and Duties

Unless otherwise specified in the RFP, the Architect shall pay all such taxes, duties, fees and other impositions as may be levied under the Applicable Laws and the Institute shall perform such duties in regard to the deduction of such taxes as may be lawfully imposed on it.

7.4 Commencement of Services

The date of start shall be reckoned from the date of signing of the Agreement.

7.5 Documents Prepared by the Architect to be Property of the Institute

i) All plans, drawings, specifications, designs, reports and other documents (collectively referred to as "Consultancy Documents") prepared by the Architect (or its Sub Consultants) in

performing the services shall become and remain the property of the Institute and all intellectual property rights in such Consultancy Documents shall vest with the Institute.

ii) The Architect shall, not later than termination or expiration of this Contract, deliver all Consultancy Documents to the Institute, together with a detailed inventory thereof. The Architect, its Sub-Consultants or a Third Party shall not use these Consultancy Documents for purposes unrelated to this Contract without the prior written approval of the Institute.

7.6 Accuracy of Documents

The Architect shall be responsible for accuracy of the data collected by it directly or procured from other agencies / authorities, the designs, drawings, estimates and all other details prepared by it as part of Architectural Consultancy Service. It shall indemnify the Institute against any inaccuracy in its work which might surface during implementation of the Project, if such inaccuracy is the result of any negligence or inadequate due diligence on part of the Architect or arises out of its failure to conform to good industry practice. The Architect shall also be responsible for promptly correcting, at its own cost and risk, the drawings including any re-survey / investigations.

7.7 Architect's Personnel and Sub-consultants

i) The Architect shall deploy a well constituted Architect team (dedicatedly) to meet the requirements and duly approved by the Institute shall be available throughout the contract period. The person designated as the **Principal Architect** of the Architect Firm's personnel shall be responsible for the co-ordination, timely and efficient functioning of the personnel.

ii) The Architect Team shall comprise of a Team of professionals headed by the team Leader.

iii) The Institute will provide land to the Architect Planner/Consultant, free of cost, for establishing a temporary site office at the project site, for the period of the contract.

iv) The professionals as indicated below should enclose the CV/ biodata of the professionals with the technical bid of the document. If a person proposed for any position is not found suitable by the institute; another CV shall be submitted, and the same procedure shall follow till a suitable person for the given position is approved. The general composition of the Architect team shall be as follows: -

Sl. No	Team Composition	No.	Min. Qualification & Experience	Remarks
1	Director / Partner / Proprietor	**01**	B. Arch with Minimum 20 years of experience including 15 years of work experience in the Consultancy and registered with Council of Architecture.	Principal Architect & Attend all Progress Review & Important Meetings
2	Urban Planner & Architect	**01**	Master's degree in urban Planner with minimum 15 years of experience in Urban planning aspects.	
3	Structural Engineer	**01**	Masters in Structural Engineer with minimum 10 years work experience in Urban Design aspects	Co-ordination / Proof checking for Vetting of Drawings & Specifications
4	Graduate Engineers Mechanical/ Electrical/ Plumbing (Civil)	**03**	with at least 10 years' work experience	
5	Liasoning Officer	**01**	Relevant Field with 10 years of experience	For Statutory Approvals
6	AutoCAD Draftsman	**01**	B. Arch or B. Tech / Diploma (Civil Engg.) with 03/05 years'Experience in relevant field.	Deputation at Site for contract period.

However, the exact composition of the team shall consist of any or all the above-mentioned functionaries depending on the requirement of the project. It could also consist of more/less than the member of one type of functionary, as decided by the Institute depending on the requirement of the project. The deployment of the personnel (continuous or intermittent) at site shall be done on approval of the Institute.

v) The Architect shall comply with such directions for removal of the official within 15 (fifteen) days of issue of written notice of replacement; the substitute if any desired by the Institute shall be deployed within 15 days with the approval of the Institute.

vi) The bidder is required to submit the CVs of the members of the team prior to engagement for the project & deployment at site for approval. If the Institute feels that the CV of the person is not suitable for the work then another CV of similar category shall be forwarded for consideration and approval.

vii) Architect Local Office: To ensure proper performance of all activities of the project, the Architect shall open a functional site office within a month of signing of Agreement at the project site at their own cost till the completion of the contract period project and shall have the required dedicated personnel stationed there for interaction all the time.

viii) No Architect team personnel (as stated in the above table) shall be transferred / withdrawn without the consent & approval of the Institute. Similarly, prior to the induction of any new personnel on the project site the approval of the Institute should be obtained.

x) Sub-Consultants: The Architect may, with prior written approval of the Institute, engage additional Sub-Consultants or substitute an existing Sub-Consultant as per the requirement of works, at its own cost.

7.8 Changes and Additions

The Institute have the right to request Architect in writing to make any changes, modifications, and/or additions within the design and broad scope to Architect's scope of services. The Architect shall on such written requests carry out the consequential work on account of such changes / modifications or addendum etc. without any additional payment from the Institute.

7.9 Settlement of Disputes:

7.9.1 Amicable Resolution

Any dispute, difference or controversy of whatever nature between the Parties, howsoever arising under, out of or in relation to this Agreement (the "Dispute") shall in the first instance be attempted to be resolved amicably through discussions between the Parties.

7.9.2 Dispute Resolution

a) Any dispute, difference or controversy of whatever nature howsoever arising under or out of or in relation to this agreement (including its interpretation) between the Parties, and so notified in writing by either Party to the other Party (the "Dispute") shall, in the first instance, be attempted to be resolved amicably in accordance with the conciliation procedure set forth in Clause 7.9.3.

b) The Parties agree to use their best efforts for resolving all Disputes arising under or in respect of this agreement promptly, equitably and in good faith, and further agree to provide each other with reasonable access during normal business hours to all non- privileged records,

information and data pertaining to any Dispute.

7.9.3 Arbitration

a) Procedure

Any Dispute which is not resolved amicably within 30 days, the same shall be referred to the Director of the Institute. There upon, the Director, shall appoint a sole arbitrator within thirty days. The proceedings of the arbitrations shall be conducted as per Arbitration &Conciliation Act 1996.

b) Place of Arbitration

The place of arbitration shall ordinarily be the Institute but by agreement of the Parties, the arbitration hearings, if required, may be held elsewhere.

c) English Language

The request for arbitration, the answer to the request, the terms of reference, any written submissions, any orders and awards shall be in English and, if oral hearings take place, English shall be the language to be used in the hearings.

d) Enforcement of Award

The parties agree that decision or award resulting from arbitration shall be final and binding upon the parties and shall be enforceable in accordance with the provision of the Arbitration Act subject to the rights of the aggrieved parties to secure relief from any higher forum.

e) Performance during Dispute Resolution

Pending the submission of and/or decision on a dispute and until the arbitral award is published; the Parties shall continue to perform their respective obligations under this agreement, without prejudice to a final adjustment in accordance with such award.

7.10 Termination of Agreement

The Institute, without any prejudice to its right against the Architect / Consultancy Firm in respect of any delay may absolutely terminate the contract, by three months' notice in writing, in any of the following cases:

a) If the Architect / Consultancy Firm being a firm shall pass a resolution or the courts shall make an order that the firm shall be wound up or if a receiver or a manager on behalf of the creditor shall be appointed or if circumstances shall arise which entitle the court or creditor to appoint a receiver or manager which entitles the court to make up a winding order.

b) If the Architect commits a breach of any of the terms of the Agreement. If the Architect fails to remedy any breach here of or any failure in the Performance of its obligation within 30 days of receipt of notice.

When the Architect has made themselves liable for action under any of the clauses aforesaid, the Institute shall have powers:

i) To terminate this agreement.

ii) To engage another Architect to carry out balance work at the risk and cost of the Architect appointed through this Agreement for which original Architect shall not be allowed to participate. In such eventuality, all the documents (reports / drawings / designs etc.) submitted by the outgoing Architect shall be the property of the Institute.

c) If due to any contingency, whatsoever it may be, the Institute decides to curtail the scope of work or totally abandon the work, payment to the Architect will be made up to the stage of work executed by them up to the date of issue of the letter intimating about the Institute's decision.

d) In the event of termination of agreement, due to reasons attributable to the Architect, the performance guarantee shall be forfeited absolutely.

The parties shall take all reasonable measures to minimize the consequences of any event of Force Majeure.

7.11 Suspension of Agreement

The Institute may, by written suspension notice to the Architect, suspend all payments to the architect hereunder if the Architect shall be in breach of the Contract or shall fail to perform any of its obligations under the Contract, including the carrying out of the Services; provided that such notice of suspension

a) Shall specify the nature of the breach or failure, and

b) Shall provide an opportunity to the Architect to remedy such a breach or failure within a period not exceeding 30 (thirty) days after receipt by the Architect of such notice of suspension.

7.12 Delay, Liquidated Damages and Penalty

7.12.1 Force Majeure

a) For the purposes of this contract, "Force Majeure" means an event which is beyond the reasonable control of both parties and which makes parties' performance of its obligations hereunder impossible or so impractical as reasonably to be considered impossible in the circumstances, and includes, but is not limited to, war, riots, civil disorder, earthquake, fire explosion, storm, flood or other adverse weather conditions, strikes, lockouts or other industrial action (except where such strikes, lockouts or other industrial action are within the power of the party invoking Force Majeure to prevent), confiscation or any other action by government agencies.

b) Force Majeure shall not include:

i) any event which is caused by the negligence or intentional action of a party or such party's sub Architect or agents or employees, nor

ii) any event which a diligent party could reasonably have been expected to both [a] take into account at the time of the conclusion of this contract and [b] avoid or overcome in the carrying out its obligations hereunder.

c) Force Majeure shall not include insufficiency of funds or failure to make any payment required hereunder.

d) Both parties have to keep a record of such conditions which delay the work and the time period for completion of the project will extend accordingly.

No Breach of Contract:

The failure of a party to fulfil any of its obligations hereunder shall not be considered to be a breach of, or default under, this contract in so far as such inability arises from an event of Force Majeure, provided that the party affected by such an event has taken all reasonable precautions, due care and reasonable alternative measures, all with the objective of carrying out the terms and conditions of this contract.

Measures to be taken:
A party affected by an event of Force Majeure shall take all reasonable measures to remove such party's inability to fulfil its obligations hereunder with minimum of delay.

e) Extension of Time as a result of Force Majeure:
Any period which a party shall pursuant to this contract complete any action or task shall be extended for a period equal to the time during which such party was unable to perform such action as a result of Force Majeure.

Consultation:
Not later than thirty (30) days after the award of work, as the result of an event of Force Majeure, have become unable to perform a material portion of the services, the parties shall consult with each other with a view to agreeing on appropriate measures to be taken in the circumstances.

7.12.2 Responsibility for Delay

Any delay on schedule, in completing the project other than the delay purely attributable to the Institute will be attributed to the Architect irrespective of the source of the delay. In cases of such delay, compensation, as specified in Clause 7.12.3 will be levied.

7.12.3 Extension of Time

Extension of time may be granted by the Institute, if reasonable and sufficient grounds as per assessment of the Institute exist for the delay by Architect in fulfilling their obligations. No financial claim of the Architect shall be entertained by the Institute attributable to such extension except the extension of time if agreed. The extension of time, if granted, will also be without prejudice to the right of the Institute to levy compensation from the Architect for the delay at a later date. The validity of performance guarantee shall also be extended accordingly by the Architect at his own cost.

7.12.4 Liquidated Damages

a) The time allowed for carrying out the work as specified shall strictly be observed by the Architect and shall be the essence of the contract. The work shall, throughout the stipulated period of contract, be processed with all diligence and in the event of failure of Architect to get the work completed within the agreed time schedule, the architect is liable to pay damages to the Institute in case of delay in completion of the project beyond the time limit stipulated, solely attributed to the Architect @ 0.25% (zero point two five percent) on fee for each week of delay subject to maximum of 10% (ten percent)

   of the fee.

b) In addition to clause liquidated damages, Architect shall be liable to pay damages to the tune of 2.0% (two percent) of the consultancy service payable in case GRIHA star rating as decided by the Institute is not achieved. The amount shall be deducted from each RA bill on pro-rata basis and shall be released on submission of GRIHA star certification. The institute has decided to achieve GRIHA 4 Star rating or equivalent.

c) The decision of Engineer-in-Charge, of the Institute or any other competent Authority of the Institute to levy compensation for delay and the amount of compensation levied is final and binding and is completely excluded from preview of conciliation and arbitration. The Institute may

decide to deduct the Compensation amount against any sum payable to the Architect, under this agreement.

d) **Penalty for deficiency in Services:**

In addition to the liquidated damages not amounting to penalty, warning may be issued to the Architect for minor deficiencies on its part. In the case of significant deficiencies in Services causing adverse effect on the Project or on the reputation of the Institute, other penal action may be taken by the Institute including debarring for a specified period or with holding.

e) If the work is held up at site due to non- availability of Drawings/Specifications/Other Details as per mutually agreed schedule penalty, proportionate to the value of the work which is held up, shall be imposed on the consultant: -

SL. No	Activities	Penalty
1	The Institute reserves the right for penalties in the event of the consultant's failure to fulfill any of the contractual obligations or in the event of termination of contract as per the terms and conditions of contract.	-
2	If the Architect/ Consultant does not provide requisite deliverables as mentioned in the tender document even on repeated requests (maximum 03 requests in writing) by the Engineer in charge	Penalty not exceeding 5.0% of the fees payable value against the payment schedule as mentioned in Clause 7.13.1 to be levied.
3	In case the Consultant fails to complete the work within the contract period or extended period mentioned in Clause 8.0 for reasons attributable to consultant,	liquidated damages @ 0.25 % per week of the total order value subject to a maximum of 5 % of the total fees payable shall be levied on the Consultant.
4	In change of manpower i. Key personnel 01 time: For any change in key personnel after confirmation, the Institute will impose Other professional 01 times: ii. For any change in other professionals during work, the Institute will impose	i. a penalty of Rs.50,000/- (Rupees Fifty Thousand Only) on each change. ii. a penalty of Rs.25,000/- (Rupees Twenty-Five Thousand Only) on each change.

f) In the event of total default / failure by the Architect in providing the Services, The Institute reserves the right to get the Services executed by any other consultant at the cost and risk of the Architect.

7.12.5 Compensation for Cost Over run

Any cost overrun over and above the approved project cost for the project other than the cost overrun by the Institute's decisions will be attributed to the Architect. In this case a compensation of 0.5% of the fee payable to the Architect for every 1% cost overrun on the approved project cost (after accounting the Institute's decisions, if any) subject to a maximum of 10 % of the total fees, will be levied by the institute.

The decision about the total percentage of such compensation to be levied (subject to the maximum specified) shall be the sole discretion of the Director, IIM Sambalpur and shall be final and binding and excluded from the preview of conciliation and arbitration.

7.13 Payment Terms to Architect:

7.13.1 Milestone payment schedule for various activities are as under:

SL No.	Milestone	Milestone Deliverables	% of Payable Fee
I.	**Pre-construction Stage**		**50.0%**
A.	**During Preliminary Planning Stage**	Conceptual Project Report including Master plan, zoning of various land, giving Presentations on the schemes to Client and incorporating modifications, if any, Obtaining its approval from Client.	**10.0%**
B.	**Concept Design:**	Preparation of 3D views and walk-through of the entire campus,	**10.0%**
C.	**Final Design Stage**	Final Master Plan, detailed and updated area statement, all drawings like: Floor plan, elevation, sections along with all external development layout plan and drawing, utility drawing and details etc. and make presentation of the entire scheme.	**15.0%**
D.	**During Municipal and Statutory Approval Stage**	Obtaining all statutory approvals / local authority clearance as a part of DPR in line to the requirement of Institute for various Govt. Bodies.	**5.0%**
E.	**Tender Stage**		
i.	**Tender Drawings & Design Report**	Preparation and Submission of all preliminary architectural drawings including Design basis report, finishing schedules, details of all services including MEP, IT, HVAC, Fire Fighting, Landscaping, Security etc. indicating complete scope, obtaining its approval from Client, if required. (on pro-rata basis, for multiple tendering works, if any)	**4.0 %**
ii.	**Tender Documents**	Submission of take-off sheets, complete Tender Documents including BoQ, Technical Specifications, List of recommended makes, Drawings, Analysis of rates, Detailed Estimate. (on pro-rata basis, for multiple tendering works, if any)	**5.0 %**
iii.	**Tender Evaluation Stage**	Assist IIM Sambalpur and/or PMC to invite, receive and analyze tenders, pre bid meetings etc., to the extent desired by the Institute. Preparing and finalizing the Schedule of work along with the Contractor, to the extent desired by the Institute.	**1.0%**
II.	**Construction Stage**		**50.0%**
A.	**Review & Checking of Drawings**	Vetting of Drawings submitted by PMC / EPC Contractor on (on pro-rata basis)	**15.0 %**
B.	**Review & Inspection of Construction.**	Periodical site visit, attending meetings, checking and approval samples and specifications of various items, reviewing drawings and physical works of the site as per the approved drawings. During the execution of work Commensurate with the value of the work executed. (on pro-rata basis)	**25.0 %**
C.	**Completion Stage**	Balance after successful commissioning of the building/project and getting completion certificate from authorities **(on pro-rata basis)**	**10.0 %**

Note: The part payment against the above stages on part completion of required scope of work under a particular stage can be released as per the decision of Engineer in-charge (Institute's Representative) by mentioning the reasons for the same subject to the receipt of part payment from the client.

a. **Client shall release the funds/ payments against bills/request of Architect.**
   i. Payment disbursement to the Architect shall follow the payment schedule by Client.
   ii. The Architect shall raise bills for the Pre-construction period upon part or full completion of the milestone deliverables in the payment schedule.
   iii. The Architect shall raise Quarterly Bills during the Construction period inline to the deliverables in the payment schedule.
   iv. The R.A Bills shall be submitted along with the necessary supporting documents as mentioned in the Milestone Deliverables.

7.14 Indemnity

a) The Architect shall indemnify and hold harmless the institute and each of its representatives, agents and employee against and from any claims, demands, damages or costs arising from the act/acts, neglect or omission of the Architect, its representatives, agents and employee including those causing death, injury or damage to property of any individual or party.

b) The Architect shall also indemnify and hold harmless the institute and each of its representatives, agents, partners and employee against and from any claims demands, damages or costs arising from or at the instance of the staff, employee or workmen of any of the agencies involved in the project including the Architect. Architects, construction agencies or sub agents of any of such agencies including under the workmen's compensation act or any other statutory provisions.

8. TIME SCHEDULE:

Timelines for the Architect:

SL	Milestone	Completion Time
I.	**Preliminary Stage**	
A	Preliminary Concept Report	**30 days from the date of LOA**
B	Preliminary Planning	**45 days from the date of LOA**
II.	**Tender Stage**	
A	Tender Drawings & Design Report	**60 days from the date of LOA**
B	Tender Documents	
C	Vetting / Proof checking	**07 Days after submission of drawings by EPC Contractor**
III.	**Construction Stage**	**Total Construction period for EPC Contractor (24 months approx.)** **(24 Months from start date of EPC work as per EPC Work LOA)**
III.	**Post Construction Stage**	**90 days after completion**

9. Building and work details (Built up area)

SL. No.	Items- Sambalpur	Nos. of Block	Total Area (Sqm)	Amount (In Crore)
1	Girls Hostel-MBA Single Occupancy	2	3300	**₹ 12.99**
2	Boys Hostel- BS Double Occupancy	4	6600	**₹ 25.56**
3	Girls Hostel- BS Double Occupancy	2	6600	**₹ 25.56**
4	Faculty Residence Type-IVS	1	2569	**₹ 9.05**
5	Faculty Residence Type-V	2	6101	**₹ 21.09**
6	Academic Block	1	3300	**₹ 21.42**
7	Mess & Dining	1	1716	**₹ 8.53**
8	Central Store	1	1000	**₹ 2.15**
9	Substation Buildings, AC Plant Room, Control Room.	1	1031	**₹ 3.51**
10	Water Tank	1		**₹ 2.09**
11	STP	1		**₹ 1.07**
12	Development Cost, Furniture, Covered parking, Equipment, Furnishing & Including Electrical services equipment, ICT Infrastructure, Solar Power for Buildings, Fire Fighting work, Perimeter Intrusion etc. including external development works: Green House, Organic Farming & Nursing, Peripheral Bituminous Road of whole campus including Solar Light, Development of Existing Pond, Development of Sports Facility, EV Charging Station etc.			**₹ 59.87**
13	Sub Station Equipment, Including HT/LT Panel, Transformer, BMS, DG SET, UPS, HVAC Works, Solar Photovoltaic and Other Accessories & Misc. etc.			**₹ 8.99**
	Grand Total (01 to 13)		**32,217**	**₹ 201.88**
			Say	**₹ 202.00**
***03% Contingency included**				

The rates are inclusive of GST.

NOTE:

i. All buildings shall be sustainable, energy efficient, Green and space shall be used optimally.

ii. <u>The above scope & project value may increase or decrease or substitute, (maximum up to +20%) accordingly the service & fee value for the Architect shall increase or decrease as per the % fee quoted.</u>

10. Scope of works (Clause – 9.0): Tentative scope of works for individual Buildings, services and external development work are specified as below for reference.

10.1 All Buildings:

10.1.1 Hostel Blocks:

The Hostel Blocks will be designed as per the concept design approved by the Institute and the detailed area requirement provided in Clause – 9.0 (Built up area). The building would be a state-of-the-art facility which will be fully air conditioned as per the finishing schedule. The tentative scope for the Hostel blocks is as follows but not limited to, the rooms shall be of Single / Double occupancy type. A total of 66 Nos. approx. room for single occupancy and 46 rooms approx. for double occupancy buildings with utility, toilets, storerooms, all allied services rooms, other facility rooms as per the requirements of the Institute and standard guidelines. The building will have access control and complete service integration for running the institute as per the detail requirements of each area. The building would be fitted with Civil works, Electrical works, Lift, PHE works, Hybrid Solar Hot water, Fire alarm & Fire suppression system, HVAC system, IBMS, CCTV, IT and Communication Infrastructure, Interior and Fixed Furniture, Movable Furniture (Study Table, Chair, Bed, Overhead Storage, Mirror, Shoe rack, Mattress, Pillow, Curtains, Floor mounted open storage etc.) The rooms appropriate lighting with dimmers, and Ceiling fans, bed lamps, study lamps, power

sockets for Computers, laptops, phone chargers, light switches and power points etc., network connection points, waste bin, provision for TV point with DTH connection point, with proper wireless Internet access, air-conditioned accommodation, inbuilt wardrobes, data Point, Wi-Fi, LAN Cable, Interior finishing shall be furnished with all complete as per approved specifications or as per engineer-in-charge. Provision of attached / common toilet with all sanitary fixtures for WC, counter top wash basin, Urinals, bath with shower with all the required fittings accessories such as towel hooks & rails, Hand drier, Mirror, tissue paper holder, Wall Mixer, dustbins, Low flow plumbing fixtures etc., electrical points and sockets, additional individual Geysers along with common solar heater, with all complete as per approved specifications or as per requirement of Institute. All public areas should be designed for ease of public access, information, communication, all level differences should have appropriate measures for disable friendly ramps for entry and exits, Fire safety and security measures, handrails, appropriate signage which includes all rooms names / numbers, illuminating exit routes. Corridors have occupancy motion sensors. Main Entrance door should have lock and key. All the public spaces shall be Wi-Fi enabled, Corridor with aluminum sliding window with SS with SS Grill. The reception area shall have Lan Point, Voice Point, Sufficient Lights, Fans for Reception counter and Visitors, reception table etc.

10.1.2 Residential Housing Blocks:

The Residential Blocks will be designed as per the concept design approved by the Institute and the detailed area requirement provided in Clause – 9.0 (Built up area). The individual Building / Flats area will be designed as per the requirements of the institute and standard guidelines. The building would be a state-of-the-art facility as per the finishing schedule. The tentative scope for the Residential blocks are as follows but not limited to, the building will have access control and complete service integration for running institute as per the detail requirements of each area. The building would be fitted with Civil works, Electrical works, Lift, PHE works, Hybrid Solar Hot water, Fire alarm & Fire suppression system, IBMS, CCTV, IT and Communication Infrastructure, Interior and Fixed Furniture, appliances: All rooms Cupboard, Kitchen Modular cupboards, Shoe racks, Curtain Road & Clamps, chimney, Mirror, etc. The each flat / rooms should have appropriate lighting with dimmers, and Ceiling fans, bed lamps, study lamps, power sockets for Computers, laptops, phone chargers, light switches and power points etc., network connection points, waste bin, provision for TV point with DTH connection point, with proper wireless Internet access, air-conditioned accommodation, inbuilt wardrobes, data Point, LAN Cable, Interior finishing shall be furnished with all complete as per approved specifications or as per engineer-in-charge. Provision of attached / common toilet with all sanitary fixtures for WC, counter top wash basin, bath with shower with all the required fittings accessories such as towel hooks & rails, Mirror, tissue paper holder, Wall Mixer, dustbins, Low flow plumbing fixtures etc, electrical points and sockets, additional individual Geysers along with common solar heater, with all complete as per approved specifications or as per requirement of Institute. All public areas should be designed for ease of public access, information, communication, all level differences should have appropriate measures for disable friendly ramps for entry and exits, Fire safety and security measures, handrails, appropriate signage which includes all Building and Flat names & numbers, illuminating exit routes. Corridors to have occupancy motion sensors. Corridor with aluminum sliding window with SS with SS Grill. The reception area shall have Lan Point, Voice Point, Sufficient Lights, Fans for Reception counter and Visitors, reception table etc.

10.1.3 Academic Blocks:

The Academic Blocks will be designed as per the concept design approved by the Institute and the detailed area requirement provided in Clause – 9.0 (Built up area). The building will be designed as per the requirement of the institute and standard guidelines. The building will have access control and complete service integration for running the institute as per the detail requirements of each area. The building would be fitted with Civil works, Electrical works, Lift, PHE works, Hybrid Solar Hot water, Fire alarm & Fire suppression system, HVAC system, IBMS, CCTV, IT and Communication Infrastructure, Acoustic works, Audio-Video, Interior and Fixed Furniture, Movable Furniture (Reception table, Staff Executive table, Officer Executive Table, Chairs, Visitor Chair, Fixed Partitions, Classroom Chair, Table, Cupboards, Storage, etc.). The classroom and Office room should have appropriate lighting, Ceiling fans, power sockets for laptops, phone chargers on wall &

classroom table, light switches and power points etc., network connection points, with proper wireless Internet access, centralize air-conditioned, Wi-Fi, LAN Cable, Interior finishing shall be furnished with all complete as per approved specifications or as per engineer-in-charge. There will be approx. 10 Nos of 90-Seater classrooms with required number of offices, meeting, pantry, Store, utility rooms etc. The classroom should have integrated Audio-Video system with the latest technology and acoustic works for all rooms. Provision of attached / common toilet with all sanitary fixtures for WC, countertop wash basin, Urinals with all the required fittings accessories such as towel hooks & rails, Hand drier, Mirror, tissue paper holder, dustbins, Low flow plumbing fixtures etc., electrical points and sockets with all complete as per approved specifications or as per requirement of Institute. All public areas should be designed for ease of public access, information, communication, all level differences should have appropriate measures for disable friendly ramps for entry and exits, Fire safety and security measures, hand rails, appropriate signage which includes all classrooms, offices, utility room names / numbers, illuminating exit routes. Corridors to have occupancy motion sensors. Main Entrance door should have lock and key. All the public spaces shall be Wi-Fi enabled, Corridor window with aluminum sliding window with SS Grill. The reception area shall have Lan Point, Voice Point, Sufficient Lights, Fans for Reception counter and Visitors, reception table etc.

10.1.4 Mess & Dining:

The Mess & Dining Blocks will be designed as per the concept design approved by the Institute and the detailed area requirement provided in Clause – 9.0 (Built up area). The building will be designed as per the requirement of the institute and standard guidelines. The building will have access control and complete service integration for running the institute as per the detail requirements of each area. The building would be fitted with Civil works, Electrical works, Lift, PHE works, Hybrid Solar Hot water, Fire alarm & Fire suppression system, HVAC system, IBMS, CCTV, IT and Communication Infrastructure, Interior and Fixed Furniture, Movable Furniture (Dining Table, Chairs, Fixed Partitions, Cupboards, Storage units, racks etc.). The Dining room should have appropriate lighting, Ceiling fans, power sockets, light switches and power points etc., network connection points, with proper wireless Internet access, centralize air-conditioned, Wi-Fi, LAN Cable, Interior finishing shall be furnished with all complete as per approved specifications or as per engineer-in-charge. The dining area should be designed for minimum of 600 seater capacity with required number of Kitchen room with dedicated cooing area, store, Cold room, wash area, utensil storeroom, utility rooms etc. The dining should have all furniture like Dining table with chairs with all type of serving equipment and accessories. The kitchen should have all type of kitchen equipment and other accessories, appliances etc. This building should have Dormitory facility atleast for 15 members with male and female category. Provision of attached / common toilet with all sanitary fixtures for WC, countertop wash basin, Urinals, bath with shower with all the required fittings accessories such as towel hooks & rails, Mirror, tissue paper holder, Wall Mixer, with all the required fittings accessories such as towel hooks & rails, Hand drier, Mirror, tissue paper holder, dustbins, Low flow plumbing fixtures etc., electrical points and sockets with all complete as per approved specifications or as per requirement of Institute. All public areas should be designed for ease of public access, information, communication, all level differences should have appropriate measures for disable friendly ramps for entry and exits, Fire safety and security measures, hand rails, appropriate signage which includes all classrooms, offices, utility room names / numbers, illuminating exit routes. Corridors to have occupancy motion sensors. Main Entrance door should have lock and key. All the public spaces shall be Wi-Fi enabled. Reception area shall have Lan Point, Voice Point, Sufficient Lights, Fans for Reception counter and Visitors, reception table etc.

10.1.5 Central Store:

construction of a Centralized Storage Facility within the campus. The facility will serve as a central repository for storing official documents, office stationery, and operation and maintenance (O&M) items such as civil, electrical, and plumbing materials, Academic documents, as well as general campus consumables, non-consumable items etc. The structure will be designed for safe, organized, and efficient long-term storage and retrieval of various categorized materials. The Building should have Internal partition walls for designated storage areas as per the requirements with separate fire rated door / windows with secure locking facility. All electrical, fire fighting, security system,

storage infrastructure, approach road, loading and unloading way. All works to comply with relevant Indian Standards (IS codes), National Building Code (NBC), and safety guidelines.

10.1.6 All Services Buildings and other facility structure:

Theis scope of work encompasses the construction, installation, and commissioning of all essential service buildings required for the functioning of the institute's campus infrastructure. These buildings are intended to support the operational, maintenance, and utility functions of the campus and shall be constructed in accordance with applicable national building standards and institutional requirements & guidelines. The service buildings and structures are as follow but not limited to: Electrical Substations, DG Rooms, Pump House / Water Supply Utility Building, HT/LT Panel room, Meter Room, Water treatment plant (WTP), Under Ground Storage, Rainwater harvesting, Treatment Plant (STP), Solid Waste Management Building, Security Gate Houses / Guard Posts, any Other Ancillary Buildings. Etc.

10.1.7 Development Cost, Furniture's, covered parking, Equipment, Furnishing & Including Electrical services equipment, Sub-Station Building Equipment, ICT Infrastructure, Solar Power for Buildings, Fire Fighting work, Perimeter Intrusion etc. including external development works.

10.1.8 Sub Station Equipment, Including HT/LT Panel, Transformer, BMS, DG SET, UPS, HVAC Works, Solar Photovoltaic and Other Accessories & Misc. etc.

10.1.9 Swimming Pool (25mtrx16mtr):

International standard swimming pool with all facility and development of the surrounding and access with all compete as per the requirement.

10.1.10 Golf Course

Construction of the golf course includes all necessary activities required to develop a fully functional and professionally designed golf course in accordance with international standards. The work shall be carried out in compliance with approved design drawings, specifications, and environmental guidelines having minimum 04 Nos. of holes with 10 Acres area. The scope of work includes Site Preparation and Earthworks, Golf Course Shaping and Grassing, Irrigation and Drainage Systems, Water Features and Lakes, Pathways and Landscaping, Golf Course Amenities etc. with environmental Protection and Compliances, access from existing infrastructure, lighting, fencing, storeroom, etc. with all complete.

10.1.11 Green House

Construction of the greenhouse having area of approx. 1000 SQM includes the complete design, supply, construction, and commissioning of a fully functional greenhouse structure suitable for agricultural/horticultural production. The work shall be carried out in accordance with the approved specifications, technical drawings, and relevant standards. The detailed scope includes Levelling, dressing, RCC works, Structural Steel works, Roof Trusses, Cladding and Covering, Side coverings, Doors, Ventilations & Climate Control Systems irrigation system with filters, electrical works, automation works, drainage system, overhead tank, underground storage tanks, pump house, lighting system, access roads, ancillary works etc. with all complete.

10.1.12 Organic Farming & Nursing

Development of an integrated Organic Farming and Nursery Facility having area of 2000 SQM Approx. to create a sustainable, self-sufficient unit for organic crop production and high-quality seedling propagation, in accordance with eco-friendly and organic agricultural standards. The details of scope includes Site Development, Nursery Infrastructure, Irrigation and Water Management, Composting & Soil Management, Electrical Works, Automation works, Other Civil and Ancillary Works etc. with all complete

10.1.13 Peripheral Bituminous Road of whole campus with Solar Light:

4.0 KM (approx.) to be constructed with Solar light throughout the periphery. Presently, WBM road and Solar light works has been developed in the current development area (1.75 KM Approx). Hence, all periphery roads need to be developed properly as per the Bituminous Road standard with natural drainages. Culverts and Hume pipe to be executed as per the site location / requirements.

10.1.14 Development of Existing Pond

- Existing Surface area: 12,950 SQM
- Existing perimeter: 540 Meter
- Existing average Depth: 2.5 Meter
- Enhancement of reservoir / pond capacity by increasing existing surface area over 3200 SQM, increasing existing depth by min. of 01 Meter, development of its surroundings (greenery, footpath, seating space & strengthening of stone pitching portion etc.).
- Proper check gate at the outflow point, development of runnel from the outflow point till the end of boundary wall with one pakka stall having size (4Mx5M) with all required facility for functioning a Shop.

10.1.15 Development of Existing Cricket Ground:

Covered Pavillion on both sides, RCC Drain with cover, High-Mast Light, Electrification works, Storeroom, Sprinkler system, Grassing (excluding filling), surrounding development, development of cricket pitch and practice pitch

10.1.16 EV Charging Station

EV charging station are as follows but not limited to:

- AC EV Charger 7.4kW – 2 Output for 4 Wheelers – 2 Set
- 10KW with 3 x 3.3kW – 3 Output for 2/3 wheelers. – 2 Set
- DC Fast charger 30KW+30KW CCS2 Dual Gun – 2 Set
- DC CCS Single Gun Fast EV Charger OCPP Based (60KW) – 1 Set

11. Reference Drawing / Images

i) **Masterplan with existing structure (Attached)**

ii) **Phase-I development works (Attached)**

Form – 01

Transmittal Letter

Tender No. _____

Location: _____

Date:_____

From:

[Name of the Firm]

_____

_____

_____

To,

_____

Indian Institute of Management Sambalpur,
Basantpur, Near Goshala, Sambalpur - 768025,
Odisha

Subject: Selection of ARCHITECT to "Providing Comprehensive Architectural Consultancy Services i.e., Architectural Planning and Engineering Consultancy Services for the development of Additional Infrastructure at permanent campus of IIM Sambalpur under phase-II scope."

Dear Sir,

We, the undersigned, offer our willingness to undertake the above subject work in accordance with RFP Document. The Bid Security amounting to Rs. 20.00 lakhs is being submitted as per RFP document.

This submission is being made on behalf of (Name of Bidder) by (Name of authorized signatory), duly authorized to submit thi s Proposal.

Our bid is valid for your acceptance for a period of 180 days from the bid due date of the bid (bid due date) as per bid document or any extension thereto.

We understand that you are not bound to accept any Proposal you receive.

Sincerely,

Signature:

Name & Designation of the Authorized Signatory:

Name of the Firm:

Address:

Form - 02

Bidder's Profile

Tender Notice No. IIMSBP/2025-26/RP/29

Sl. No.	Particulars	Details
1	Name of bidder	
2	Legal status of bidder	Company/ Partnership Firm
3	PAN details	
4	GST Registration details	
5	Registration No. and Year of commencement of business	
6	Address of registered office	
7	Address particulars	Main / Corporate Office: Local Nearby Office:
8	Address particulars of other offices (Other than Sl. No. 7)	1.
		2.
		3.
		4.
		5.
9	Name, designation and correspondence particulars of Authorized Signatory	Name: Designation: Tel. / Mobile No.: E-mail:

Note: The following documentary evidences are to be enclosed:

1. Certificate of Registration
2. Certificate of Registration of relevant statute in respect of main/ branch offices mentioned at Sl. No. 7 & 8.
3. Power of attorney, issued in favour of authorized signatory, to sign and submit the proposal as per attached format.

Signature:

Name & Designation of the Authorized Signatory:

Form - 03

Details of the Project Data Sheet to claim Eligibility

(Separate Form to be submitted for Eligible Project)

Tender No. IIMSBP/2025-26/RP/29

Project name, location and brief description of its nature	
Client / Owner	
Name of the PMC	
Name of the EPC / Prime Contractor	
Name of the Architect Consultant (Bidder)	
Briefly describe the general specifications of the finished project / building	
Total Built-up covered area (in Sq. M.)	
Total Land Area (in acres)	
Total cost of the project (in Rs Crore) (excluding cost of land)	
Actual work done value of the Project (In Rs Crore)	
Total Architect Consultancy Fee (In Rs. Crore)	
Actual work done value Architect Consultancy Fee (In Rs Crore)	
Duration (from getting the appointment to handover)	
Date of start of project and Actual Date of Completion	
Reference (name, title, tel. no. / e-mail)	

Note:

1. Certificate from the client / PMC / EPC Contractor to be enclosed for each project.

Signature:

Name & Designation of the Authorized Signatory:

Name of the Firm:

Address:

Form - 04
FINANCIAL TURNOVER OF THE BIDDER

Tender No. IIMSBP/2025-26/RP/29

(In Rupees Crores)

Particulars	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
	(1st)	(2nd)	(3rd)	(4th)	(5th)
Turnover					
Average Annual Turnover (5 Years)					

*As per audited balance sheet

Instructions:

The bidder shall attach copies of the balance sheet, financial statement and Annual Report for 5 (five) years as stated above. The financial statements shall include the following:

a) Bidder needs to fill the Annual Turnover for last five financial years;

b) Be audited by a statutory auditor;

c) Be completed, including all notes to the financial statements.

d) This form should be certified by the Statutory Auditor of the Company.

…… ……...

(Signature of Statutory Auditor with Seal) (Signature of Authorized Signatory with seal)

Form – 05

MANPOWER DETAILS / KEY EMPLOYEES LIST

(As per the minimum eligibility criteria and additional manpower, if any)

No.	Name of Employee	Designation	Qualifications	Age	Professional Years of Experience	Year with Firm	CV Attached
1.							Yes/No
2.							Yes/No
3.							Yes/No
4.							Yes/No
5.							Yes/No
6.							Yes/No
7.							Yes/No

Note: Appointment Letter & Experience certificate of present / previous employer. All must be the pay

(Signature of Authorized Signatory with Seal)

Form - 06
GRIHA rating/ LEED Rating Project Details
(As per the minimum eligibility criteria and additional works, if any)

Tender No. IIMSBP/2025-26/RP/29

Sl. No	Name of work/ Project And location	Institute/ Organization / Client Details	Name of the PMC / EPC Contractor	Date of		GRIHA Rating	Supporting Documents for GRIHA Rating	Project Cost (in Rs. Cr.) Excl. the cost of land	Remarks
				Start	Completion				
A	B	C	D	E	F	G	H	I	J
1.									
2.									
3.									

Note:

1. Detailed Information and supporting document in respect of each Project is to be enclosed.

Signature:

Name & Designation of the Authorized Signatory:

Name of the Firm:

Address:

Form – 07

AFFIDAVIT FOR SIMILAR WORK EXPERIENCE

To,

Indian Institute of Management Sambalpur,
Basantpur, Near Goshala, Sambalpur - 768025,
Odisha

I/We undertake and confirm that eligible similar works (s) experience complies with the Minimum Eligibility Criteria of similar nature of work as prescribed in the tender document (Clause No. 03 & 04). That all the information and documents furnished along with this affidavit are true and correct to the best of my knowledge and belief. Further that, if such a violation comes to the notice of the Institute, then I/we shall be debarred for tendering in the IIM's in future forever. Also, if such a violation comes to the notice of the Institute before date of commencement of services, the Institute shall be free to forfeit the entire amount of Performance Guarantee.

Yours faithfully

(Signature of Authorized Signatory)

Form – 08

CURRICULUM VITAE (CV) OF KEY EMPLOYEE

(Not to Exceed 3 Pages)

Tender No. IIMSBP/2025-26/RP/29

1. Name of the Employee

2. Date of Birth

3. Nationality

4. Years with the firm

5. Total Professional Experience (in Years)

6.Educational Qualifications

Qualifications	University / Institute	Year of passing

7. Employment History (in chronological order)

Name of Employer and address	Positions Held	Period From	Period To

8. Detailed Tasks to be assigned in this Project:

9. Details of Projects worked on:

Certificate

I/We certify that the above information is true to the best of my knowledge and belief and nothing material has been concealed herein.

(Signature of Authorized Signatory)

Form - 09

FORMAT FOR POWER OF ATTORNEY

Tender No. IIMSBP/2025-26/RP/29

Know all men by these presents, We (name of the company and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr./Ms. (Name), son/daughter/wife of and presently residing at , who is [presently employed with us and holding the positionof], as our true and lawful attorney (hereinafter referred to as the " attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Bid For the Selection of ARCHITECT to "Providing Comprehensive Architectural Consultancy Services i.e., Architectural Planning and Engineering Consultancy Services for the development of Additional Infrastructure at permanent campus of IIM Sambalpur under phase-II scope at Basantpur, near Gosala, Sambalpur, Odisha" being developed by the Indian Institute of Management Sambalpur (the "Institute") including but not limited to signing and submission of all applications, bids and other documents and writings, participate in Pre-bid and other conferences and providing information/ responses to IIM Sambalpur, representing us in all matters before IIM Sambalpur, signing and execution of all contracts including the License Agreement and undertakings consequent to acceptance of our bid, and generally dealing with IIM Sambalpur in all matters in connection with or relating to or arising out of our bid for the said Project and/ or upon award thereof to us and/or till the entering the Agreement with IIM Sambalpur.

AND, we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF, WE,_____, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF, 2025.

For ……

(Signature)

(Name, Title & Address)

Witness:

1. [Notarized]

Accepted

Signature

(Name, Title & Address of the Attorney)

Form – 10

Bidder's Affidavit

(To be swore on a non-judicial stamp paper of Rs.10/-)

Tender No. IIMSBP/2025-26/RP/29

AFFIDAVIT

*I/ We_____ *Director/ Proprietor/ Authorized Signatory of _____ (mention name of firm/company and complete address) do hereby solemnly affirm and declare as under:

1. That *I/We *am/are registered as _____(name of *firm/company) vide registration No. _____ under the provisions of _____ (mention the name of the Act).

2. That *I/We _____ have applied in response to "For the Selection of ARCHITECT to "Providing Comprehensive Architectural Consultancy Services i.e., Architectural Planning and Engineering Consultancy Services for the development of Additional Infrastructure at permanent campus of IIM Sambalpur under phase-II scope at Basantpur, Gosala, Sambalpur, Odisha."

3. That the above named bidder is eligible to submit the proposal as neither the bidder nor any of its related entities have been de-barred/restrained/ blacklisted by any central Government/state Govt. agency/ Autonomous body central Government/state Govt / public sector undertaking etc. in last 5 years from last date of submission of bid, from providing Architect Consultancy services of similar works.

DEPONENT

VERIFICATION

*I/we _____ the above named deponent do hereby verify that the contents of the aforesaid are true and correct to the best of *my/our knowledge and belief and nothing is concealed therefrom.

Verified at _____2019. this day of

DEPONENT

Form - 11

DETAILS OF TECHNICAL PERSONNEL TO BE DEPLOYED FOR THIS PROJECT

Tender No. IIMSBP/2025-26/RP/29

Sl. No.	Name	Qualification	Designation	Details of Experience	Role in this Project	Remarks
1	2	3	4	5	6	7

(Signature of Authorized Signatory)

Form – 12

Format for Performance Security Bank Guarantee

(To be provided at the time of signing of Agreement)

Tender No. IIMSBP/2025-26/RP/29

In consideration of the Institute having offered to accept the terms and conditions of the proposed agreement between and (hereinafter called "the said Architect" name of the work (hereinafter called "the said consultancy agreement") having agreed to production of an irrevocable bank guarantee for Rs----
-------(Rupees ----------Only) as a security/ guarantee from the Architect for compliance of his obligations in accordance with the terms and conditions in the said consultancy agreement.

1. We (hereinafter referred to as the "Bank") hereby undertake to (indicate the name of the Bank) _____ pay to the Indian Institute of Management Sambalpur an amount not exceeding Rs.---------- (Rupees----------only) on demand by the Indian Institute of Management Sambalpur.

2. We do hereby undertake to pay the amounts due and payable (Indicate the name of the Bank) _____under this Guarantee without any demur, merely on a demand from the Indian Institute of Management Sambalpur that the amount claimed is required to meet the recoveries due or likely to be due from the said Architect. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding Rs. ---------- (Rupees ----------only).

3. We, the said bank, further undertake to pay to the Indian Institute of Management Sambalpur any money so demanded not withstanding any dispute or disputes raised by the Architect in any suit or proceeding pending before any Court or Tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment thereunder, and the contractor(s) shall have no claim against us for making such payment.

4. We further agree that the Guarantee herein contained shall (indicate the name of the Bank) _____remain in full force and effect during the period that would be taken for the performance of the said consultancy agreement, and it shall continue to be enforcement till all the dues of the Indian Institute of Management Sambalpur under or by virtue of the said consultancy agreement have been fully paid, and its claims satisfied or discharges, or till the, Director of the Institute, certifies that the terms and conditions of the said consultancy agreement have been fully and properly carried out by the said Architect and accordingly discharges this guarantee.

5. We further agree with the Indian Institute of Management Sambalpur that the (indicate the name of the Bank) _____ shall have the fullest liberty without our consent, and without

effecting in any manner our obligations hereunder, to vary any of the terms and conditions of the said consultancy agreement or to extend time of performance by the said Architect from time to time or to postpone for any time or from time to time any of the powers exercisable by the Indian Institute of Management Sambalpur against the said Architect, and to forbear or enforce any of the terms and conditions relating to the said consultancy agreement, and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Architect or for any forbearance, act of omission on the part of the Indian Institute of Management Sambalpur or any indulgence by the Indian Institute of Management Sambalpur to the said Architect or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. This Guarantee will not be discharged due to the change in the constitution of the Bank or the contractor(s).

7. We lastly undertakes not to revoke this Guarantee except with (indicate the name of the Bank) _____ the previous consent of the Indian Institute of Management Sambalpur in writing.

8. This Guarantee shall be valid up to unless extended on demand by the Indian Institute of Management Sambalpur Notwithstanding anything mentioned above, our liability against this Guarantee is restricted to Rs.---------- (Rupees---------- only) and unless a claim a writing is lodged with us within six months of the date of expiry or extended date of expiry of this Guarantee all our liabilities under this Guarantee shall stand discharged.

Dated---------- the day ---------- off for ----------

(Indicate the name of the Bank)

Form - 13

FORMAT FOR EMD / BID SECURITY

Tender No. IIMSBP/2025-26/RP/29

KNOW ALL MEN by these presents that we.....(Name of Bank) having our registered office at (Name of country) (hereinafter called "the Bank") are bound to Indian Institute of Management Samba lpur, in the sum of Rs. _____ for which payment will and truly to be made to the said Indian Institute of Management Sambalpur, the bank binds itself, its successors and assigns by these presents.

WHERE AS (Name of bidder) (herein after called "the bidder") has submitted its bid dated _____ to provide project Management Consultancy for the development of permanent campus of IIM Sambalpur along with all Engineering services at Basantpur, Gosala, Sambalpur, Odisha.

AND WHEREAS the bidder is required to furnish a bank guarantee for the sum of Rs. _____(Rupees _____only) as bid security against the bidder's offer as aforesaid.

AND WHEREAS_____(Name of Bank) have, at the request of the bidder, agreed to give this guarantee as hereinafter contained.

1.0 We further agree as follows

1.1 That the Indian Institute of Management Sambalpur may without affecting this guarantee grant time or other indulgence to or negotiate further with the bidder in regard to the conditions contained in the said bid and thereby modify these conditions or add thereto any further conditions as may be mutually agreed upon between the Indian Institute of Management Sambalpur and the bidder.

1.2 That the guarantee herein before contained shall not be affected by any change in the constitution of our bank or in the constitution of the bidder.

1.3 That any account settled between the Indian Institute of Management Sambalpur and the bidder shall be conclusive evidence against us of the amount due hereunder and shall not be questioned by us.

1.4 That this guarantee commences from the date hereof and shall remain in force till _____ (date to be filled up).

1.5 That the expression 'the bidder' and 'the bank' herein used shall, unless such an interpretation is repugnant to the subject or context, include their respective successors and assigns.

6.1 The conditions of this obligation are:

a. if the bidder withdraws his bid during the period of bid validity, or

b. if the a. bidder having been notified of the acceptance of his bid by the Indian Institute of Management Sambalpur during the period of bid validity: -

i) fails or refuses to furnish the required performance security as per bid condition.

ii) fails or refuses to enter into a contract within 10 (ten)days of issue of letter of award by the Indian Institute of Management Sambalpur.

We undertake to pay to the Indian Institute of Management Sambalpur up to the above amount upon receipt of his first written demand, without the Institute having to substantiate his demand provided that, in his demand the Institute will note that the amount claimed by him is due to him owing to the occurrence of any one or more of the conditions (a), (b) mentioned above, specifying the occurred condition or conditions.

Signature of Authorized Official Bank

Signature of the Witness

Name of Official:

Designation:

Name of the Witness

Stamp/Seal of the Bank

Address of the Witness

Form - 14

FORM OF CONSULTANCY AGREEMENT

(TO BE USED AT THE TIME OF SIGNING OF AGREEMENT WITH PREFERRED BIDDER)

1.0 This agreement is made at Sambalpur on the ---- day of --------- 2025 between Director, IIM Sambalpur, having its office at Indian Institute of Management Sambalpur, Basantpur, Near Goshala, Sambalpur - 768025, Odisha (hereinafter called "The Institute" which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its successors, legal representatives and assigns) of the First Part.

And

M/s. _____, a Company incorporated under the Companies Act 1956 having Head Office at _____, (hereinafter called the "Architect" which expression unless repugnant to the context shall mean and include its successors-in-interest assigns etc.) of the Second Part.

Whereas Indian Institute of Management, Sambalpur is desirous, to provide name of the work as per the scope of consultancy services called the "The Consultancy services" and has accepted a tender submitted by the _____ Architect to provide the said consultancy services. NOW THIS CONSULTANCY AGREEMENT WITHNESSTH as follows.

In this consultancy agreement words and expression shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.

2.0 The conditions of this obligation are:

a) if the bidder withdraws his bid during the period of bid validity, or

b) if the a. bidder having been notified of the acceptance of his bid by the Indian Institute of Management Sambalpur during the period of bid validity: -

i) NIT and Article of Agreement,

ii) Conditions of contract, scope of project management consultancy services, technical package by bidder, all duly filled forms.

iii) Financial bid submitted by the bidder.

iv) Letter of award, integrity pact

v) All the correspondence till award of this contact i.e. amendments, pre bid query replies and any other document necessary to make the part of consultancy agreement.

In consideration of the payment to be made by Indian Institute of Management Sambalpur to the _____ as hereinafter mentioned, the Architect hereby covenants with IIM Sambalpur to execute and complete the Architect Consultancy as per scope of consultancy by 30 Months from the date of commencement of consultancy agreement (thirty four month completion of

construction work and handing over of the project to the Institute) therein in conformity in all respects with the provisions of the contract.

Indian Institute of Management Sambalpur hereby covenants to pay the Architect in consideration of the "The Consultancy services", the total contract fee the fees stated in the letter of award
(LOA) subject to such additions thereto or deductions there from as may be made under the provisions of the consultancy at the times and in the manner prescribed in this consultancy agreement.

3.0 OBLIGATION OF THE ARCHITECT

The Architect shall ensure full compliance with tax laws of India with regard to this contract and shall be solely responsible for the same. The Architect shall keep Indian Institute of Management Sambalpur fully indemnified against liability of tax, interest, penalty etc., of the Architect/ contractor(s) in respect thereof, which may arise.

IN WITHNESS OF WEREOF the parties hereto have caused their respective common seals to be hereunto affixed / (or have hereunto set their respective hands and seals) the day and year first above written.

For and on behalf of the Architect	For and on behalf of the IIM Sambalpur
Signature of the authorized official	Signature of the authorized official
Name of the Architect	Name of the official
Stamp / Seal of the Architect	Stamp / Seal
Signed, sealed and delivered	
By the said	By the Said
_____	_____
on behalf of the Architect:	on behalf of the IIM Sambalpur:
in the presence of:	in the Presence of
Witness _____	Witness _____
Name and address _____	Name and address _____

Form - 15

UNDERTAKING FOR INTEGRITY PACT

Tender No. IIMSBP/2025-26/RP/29

To,

_____

Indian Institute of Management Sambalpur
Basantpur, Near Goshala, Sambalpur - 768025,
Odisha

Dear Sir,

I/We acknowledge that Institute is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

I/We agree that the Request for Proposal (RFP) is an invitation to offer made on the condition that I/We will sign the enclosed integrity Agreement, which is an integral part of tender documents, failing which I/We will stand disqualified from the tendering process. I/We acknowledge that the making of the bid shall be regarded as an unconditional and absolute acceptance of this condition of the RFP.

I /We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when RFP is finally accepted by Institute. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article I of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/our failure to sign and accept the Integrity Agreement, while submitting the RFP, Institute, shall have unqualified, absolute and unfettered right to disqualify the Bidder and reject the RFP in accordance with terms and conditions of the RFP.

Yours faithfully (Signature of Authorized Signatory)

INTEGRITY PACT

(To be signed by the bidder and same signatory competent/ authorized to sign the relevant contract)

INTEGRITY AGREEMENT

This Integrity Agreement is made at _____2025. on this day of

BETWEEN

The Institute represented through Director IIM Sambalpur, Basantpur, Near Goshala, Sambalpur - 768025, Odisha, (Hereinafter referred as the Institute, which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

_____ (Name and Address of the Firm/ Company) through _____ (Details of duly authorized signatory) (hereinafter referred to as the "Bidder" and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns).

Preamble

WHEREAS the INSTITUTE has floated the RFP (RFP No._____) (hereinafter referred to as "RFP/Bid") and intends to award, under laid down procedure, contract for _____ (Name of work) hereinafter referred to as the "Contract"

AND WHEREAS the Institute values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/ transparency in its relation with Architect.

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 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 witness as under.

Article 1: Commitment of the Institute

The Institute commits itself to take all measures necessary to prevent corruption and to observe the following principles:

No employee of the Institute, personally or through any of his/her family members, will in

(i) No employee of the Institute, 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.

(ii) The Institute will, during the Tender process, treat all Bidder(s) with equity and reason. The Institute 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.

(iii) The Institute shall endeavour to exclude from the Tender process any person, whose conduct in the past has been of biased nature.

(iv) If the Institute 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) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Institute will inform the 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

a) It is required that each Bidder/ Architect (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the Institute 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.

b) The Bidders/Architect commit 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:

i) The Bidder/ Architect will not, directly or through any other person or firm, offer, promise or give to any of the Institute 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.

ii) The Bidder/ Institute will not enter with other Bidder into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to fee, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.

iii) The Bidder/ Architect will not commit any offence under the relevant IPC/PC Act. Further the Bidder/ Architect will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Institute as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.

The Bidder/ Architect will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.

iv) The Bidder/ Architect will not instigate third persons to commit offences outlined above or be an accessory to such offences.

v) The Bidder/ Architect will not, directly or through any other person or firm 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 Institute interests.

vi) The Bidder/ Architect will not, directly or through any other person or firm 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 Institute under law or the Contract or its established policies and laid down procedures, the Institute shall have the following rights in case of breach of this Integrity Pact by the Bidder/ Architect and the Bidder/ Architect accepts and undertakes to respect and uphold the Institute's absolute right:

i) If the Bidder/ Architect 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 after Institute giving 14 days' notice to the Architect shall have powers to disqualify the Bidder(s)/ Architect from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/ Architect from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Institute and such exclusion may be forever or for a limited period as decided by the Institute.

ii) Forfeiture of EMD/ Performance Guarantee/ Security Deposit: If the Principal/Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contract or terminated/ determined the Contract or has accrued the right to terminate/ determine the

Contract according to Article 3(1), the Institute, apart from exercising any legal rights that may have accrued to the Institute, may in its considered opinion forfeit the entire amount of Earnest Money.

iii) Criminal Liability: If Institute obtains knowledge of conduct of a Bidder or Architect, or of an employee or a representative or an associate of Bidder or Architect which constitutes corruption within the meaning of IPC Act, or if the Institute has substantive suspicion in this regard, the Institute will inform the same to law enforcing agencies for further investigation.

Article 4: Previous Transgression

i) The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.

ii) If the Bidder makes 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/ Architect as deemed fit by the Institute.

iii) If the Bidder/ Architect can prove that he has resorted/ recouped the damage caused by him and has installed a suitable corruption prevention system, the Institute may, at its own discretion, revoke the exclusion prematurely.

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

i) The Bidder/ Architect undertake to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/ Architect shall be responsible for any violation(s) of the principle laid down in this Agreement/Pact by any of its Sub-contractors/ sub- vendors.

ii) The Institute will enter into Pacts on identical terms as this one with all Bidder/ Architect and Contractors.

iii) The Institute will disqualify Bidder/s, who do not submit, the duly signed Pact between the Employer 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

This Pact begins when both the parties have legally signed it. It expires for the Architect 09 (Nine) months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other Bidders, till the Contract has been awarded.

If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority of the Institute.

Article 7: Other Provisions

i) This Pact is subject to Indian law, place of performance and jurisdiction is the office of Director IIM Sambalpur, who has floated the Tender.

ii) Changes and supplements need to be made in writing. Side agreements have not been made.

iii) 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 come to an agreement to their original intensions.

iv) It is agreed term and condition that any dispute or difference arising between the parties with

regard to the terms of this Integrity Agreement/Pact, any action taken by the Institute 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/Contact documents with regard 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 following witnesses:

(For and on behalf of Institute)

(For and on behalf of Bidder)

Witnesses:

I. _____

(Signature, Name & Address)

II. _____

(Signature, Name & Address)

Place:

Date

Form – 16 (Online Only)

PRICE BID (PART - II)

Financial package e-submission form

REQUEST FOR PROPOSAL (RFP)

REF NO: IIMSBP/2025-26/RP/29 **Date- 18/06/2025**

Name of work: Selection of ARCHITECT to "Providing Comprehensive Architectural Consultancy Services i.e., Architectural Planning and Engineering Consultancy Services for the development of Additional Infrastructure at permanent campus of IIM Sambalpur under phase-II scope.".

Site Location: IIM SAMBALPUR CAMPUS, at Basantpur, near Goshala, Sambalpur city, Odisha".

Name of the Bidder:

Description of Services	Project Cost (In Rs)	**Unit**	**Fees in % (In Figure)**	**Fees in % (In words)**
Selection of ARCHITECT to "Providing Comprehensive Architectural Consultancy Services i.e., Architectural Planning and Engineering Consultancy Services for the development of Additional Infrastructure at permanent campus of IIM Sambalpur under phase-II scope.	**Rs. 202 Crore**	% (Percentage)		

Note:

i. The quoted fee must be inclusive of GST and all other applicable taxes.
ii. The Consultancy Fee shall be calculated based on the total estimated project cost of ₹202 Crore.

Place: _____

Date: Signature of Bidder/ Authorized Signature of Bidder

EXISTING MASTER PLAN (FOR REFERENCE)



IMAGES OF IIM SAMBALPUR PERMANENT CAMPUS (FOR REFERENCE)


IIM
KAUTILYA
ADMIN BUILDING

BIRD VIEW










CLASS ROOM



LIBRARY BUILDING



FACULTY BUILDING


MDP BUILDING



MESS & DINING – FRONT VIEW



ESS Building


TYPE-4 RESIDENCE


TYPE-5 RESIDENCE


TYPE-6 RESIDENCE

Indian Institute of Management Sambalpur
प्रवेश
ENTRY