

**KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)**
(A statutory body of Govt of Kerala)



**Offers from Architects/Interior Designers for
“Renovation works for the Chamber of Managing Director,
KINFRA at Sasthamangalam”**

KINFRA
INSPIRING GROWTH

*KINFRA HOUSE, TC 31/2312, Sasthamangalam, Thiruvananthapuram -695 010
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Offers from Architects/Interior Designers for
“Renovation works for the Chamber of Managing Director, KINFRA
at Sasthamangalam”

Offers are invited by Managing Director, KINFRA for the “Renovation works for the Chamber of Managing Director, KINFRA at Sasthamangalam“, from the Architects/Interior designers having **valid registration/accreditation**.

The details of work are as give below:

Sl No	Name of Work	Location	Scope of work
1	Renovation works for the chamber of Managing Director, KINFRA at Sasthamangalam	Sasthamangalam, Trivandrum Dist.	<ul style="list-style-type: none">➤ Site visit by Architect along with Civil Engineer➤ Submitting and presenting three different options for the renovation work➤ Preparation of BOQ based on selected option➤ Other terms and conditions attached

You may submit your offer for the Consultancy service in % (Percentage) for the above work in sealed cover, in the format attached. **Documents in proof of registration/accreditation shall be submitted along with your offer, for considering your bid.**

The Consultancy service will be awarded to the firm having **valid registration/accreditation**, who quote lowest offer for work, as decided by KINFRA. The selected firm shall enter into an agreement with KINFRA, with the terms and conditions attached. Terms and conditions and deliverables will form part of the agreement.

Tender documents (Non- transferable) can be purchased from the head office of KINFRA (KINFRA House, TC 31/2312, Sasthamangalam, Trivandrum - 695 010, Phone: +91471-2726585) on payment of **Rs.590/-** (inclusive of 18% GST) towards cost of tender documents, with a request letter in their letterhead and with a copy of identity card, during office hours between **9.30AM and 5.00PM from 17/01/2019 to 30/01/2019** (the sale will be up to **3.00 PM** only on 30/01/2019).

Offers in sealed envelope, superscribed “Offers from Architects/Interior Designers for Renovation works for the chamber of Managing Director, KINFRA at Sasthamangalam”, duly filled and signed, shall be submitted to “KINFRA House, T.C No.31/2312, Sasthamangalam, Trivandrum - 695010, (Phone-0471-2726585)”.

The offers shall reach KINFRA on or before **30/01/2019** at **04:00 pm**. Offers received late will be summarily rejected. The offers will be opened on the same day at **4.30 pm**, in presence of the participants who attended.



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Schedule – I

SCHEDULE OF SERVICES FOR THE CONSULTANT

STAGE-1

1. Ascertain Clients' requirements by site visits by Architect along with Civil Engineer, examine site constraints & potential and submit 3 alternate options of proposals for Client's approval with preliminary drawings and preliminary cost estimates.

STAGE-2

2. On finalization of the proposal, the Consultant shall prepare working drawings, specifications and schedule of quantities based on current CPWD schedule, estimate of cost and tender documents and LMR analysis based on PRICE. If rates are not available in the above Schedule, the rate will be worked out on the basis of the current market rates (PRICE Kerala) / on the basis of quotations received from standard manufacturers / suppliers.

STAGE-3

3. Assist Client to invite, receive and analyse tenders, recommend Client on appointment of Contractors.

STAGE-4

4. Prepare and submit completion reports for the project as required and assist the Client in obtaining completion / occupancy Certificate from statutory authorities, submission of as-built drawings wherever required.

Schedule II

SCHEDULE OF PAYMENT

Stage – 1 On submitting 3 options of proposal, with preliminary drawings and preliminary cost estimates, for Clients approval	10% of the total fee payable
Stage – 2 Upon submission and approval of specifications and schedule of quantities with detailed estimate and cost, LMR analysis, tender documents with all working drawings for call of tenders by KINFRA.	50% of the total fee payable, less payment already made at Stages 1
Stage – 3 On inviting, receiving and analyzing tenders, recommending Client on appointment of contractors.	80% of the total fee payable, less payment already made at Stages 1 and 2.
Stage – 4 On submitting completion report and drawings for issuance of completion / occupancy certificate by statutory authorities, wherever required and on issue of as-built drawings, as desired by Client.	100% of the total fee payable, less payment already made at various stages above

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Schedule III**FOR EFFECTING PAYMENTS TO THE CONSULTANT**

1. The payment due to the Consultant at different stages shall be computed on the following basis:

At stage – 1	On preliminary cost estimate
At stage – 2	Estimated PAC put to tender
At stage – 3	Accepted PAC
At stage – 4	Actual value of work executed

2. The final payment to the Consultant will be released based on final completed value of work, without implication of any tax. No claim will be allowed if Client made any deduction in the scope of work.
3. Experienced Architects and Engineers shall be engaged for site visits and preparation of different options and estimates
4. No payment will be released in connection with travelling, accommodation, office space or any other expenses incurred by the Consultant during their service.
5. The Consultant may submit the details from their primary e-mail id, followed by hard copies duly certified.
6. The actual cost of completed works shall include cost of execution of assigned works, referred to in the 'Scope of Work' and also the cost of equipment and machinery such as transformers, DG sets, substations, lifts, air-conditioning machines, pumps and motors, water and sewage treatment etc. but excluding the cost of land.

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Schedule of Submission of documents (Milestones)

Submission of 3 options along with preliminary drawings and preliminary cost estimates, for Clients approval	Within two weeks from the date of receipt of work order
BOQ (Detailed estimate with detailed measurements and analysis of rates) detailed working drawings, LMR analysis and tender documents in e-tender format.	Within one week from the approval of preliminary drawings and design by KINFRA
Evaluation of technical bid and recommendations	Within 3 days from the date of opening of technical bid.
Evaluation of price bid, based on LMR published by PWD, and recommendation	Within 5 days from the date of opening of price bid.

Penalty of not achieving Milestones

An amount equivalent to 0.1% of total consultancy fee per week calculated on pro-rata basis will be levied for not achieving each milestone, if any, as above subject to a maximum of 10% of total fee payable, if the delay is attributable to the Consultant. The milestone penalties levied will not be refunded under any circumstances.

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