KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION (KINFRA)

(A statutory body of Govt of Kerala)

KINFRA HOUSE, TC 31/2312, Sasthamangalam, Thiruvananthapuram -695 010

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REQUEST FOR PROPOSAL (RFP)

for

Selection of Architectural cum Project Management Consultant

for the work of

"Renovation and Modernization of Neo Space-I Building at KINFRA Techno Industrial Park, Kakkanchery"

Tender No: KINFRA/KTIP/RFP/62/2026-27

E-tender Notice

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENTCORPORATION (KINFRA)	

Request for Proposal (RFP)

KINFRA invites Request for Proposal (RFP) for Selection of Architectural cum Project Management Consultant for the work of **"Renovation and Modernization of Neo Space-I Building at KINFRA Techno Industrial Park, Kakkanchery"**

The last date of submission of proposal is up to 18/12/2026, 4.00pm. For more details, please visit www.kinfra.org or contact
Mob: 9288036598

Place: Thiruvananthapuram
Date: 28/11/2026

Sd/-
Managing Director

kinfra
INSPIRING GROWTH

e-Government Procurement (e-GP) – Notice inviting Request for Proposal

Name of work: Selection of Architectural cum Project Management Consultant for the work of "Renovation and Modernization of Neo Space-I Building at KINFRA Techno Industrial Park, Kakkanchery"

Request for Proposal (RFP) is invited by the Managing Director, KINFRA, for the "Selection of Architectural cum Project Management Consultant for the work of Renovation and Modernization of Neo Space-I Building at KINFRA Techno Industrial Park, Kakkanchery".

The details of works are as follows:

RFP No.	Name of work	Bid fee	EMD	Consultancy Service period	Last date of submission	Opening of Technical bid
KINFRA/KTIP/RFP /62/2026-27	Selection of Architectural cum Project Management Consultant for the work of Renovation and Modernization of Neo Space-I Building at KINFRA Techno Industrial Park, Kakkanchery"	Rs. 2,950/-	Rs.37,500/-	33 months	18/12/2026 at 4.00 pm	21/12/2026 at 10.00 am

1. KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION(KINFRA)

1.1 Introduction/Background

Kerala Industrial Infrastructure Development Corporation [KINFRA] aims at bringing together all the suitable resources available in the state and developing infrastructure to woo the industrial growth of the state. KINFRA is dedicated to catalyse industrial growth in Kerala by providing the best industry-specific-infrastructure.

KINFRA has identified over 20 core competency areas. It has 24 well-defined industrial parks of which many are functional and some are in the launching phase. KINFRA had built sector specific and common parks for all industries. Each of these parks offers comprehensive infrastructure and support services to the entrepreneurs.

KINFRA provides single window clearance facilities for industrial units for regulatory licenses and clearances.

2. Selection of Architectural Consultant (Engineering cum Project Management Consultant):

2.1 Objective

KINFRA is planning to execute the work of "Renovation and Modernization of Neo Space-I Building at KINFRA Techno Industrial Park, Kakkanchery".

KINFRA, in all these endeavors, intends to take the service of an Architectural Consultant cum Project Management Consultant who are pioneers in this sector.

Scope of work includes:

- *Repainting of the entire building, including interior and exterior surfaces, using suitable premium-quality weather-resistant exterior paint and washable interior emulsion.*
- *Renovation and modernization of toilets and bathrooms, including replacement of wall and floor tiles, sanitary fixtures, plumbing fittings, false ceilings, mirrors, toilet partitions, exhaust systems and other accessories.*
- *Upgradation of lighting systems by providing additional energy-efficient LED lighting fixtures in corridors, staircases, common areas, entrance lobby, toilets and other required locations.*
- *Replacement of obsolete or damaged electrical fixtures, including light fittings, switches, wiring accessories and other associated components, wherever required.*
- *Architectural enhancement of interior spaces, including feature walls, flooring, decorative ceilings, improved signage, accent lighting and suitable contemporary colour schemes.*
- *Repair/replacement of damaged flooring, doors, windows, ceiling finishes, plumbing fixtures and other deteriorated civil works, wherever necessary.*
- *Execution of other allied civil, electrical, plumbing, architectural and related works required for the successful completion of the renovation and modernization of the building.*

The proposed renovation and modernization works will significantly improve the aesthetic appeal, functionality, hygiene, safety, energy efficiency and user comfort of the Neo Space-I Building. The proposed energy-efficient lighting systems will also contribute to improved energy performance and reduced operational expenditure. The works will further help extend the useful service life of the building and bring its facilities in line with present-day architectural, functional and operational requirements, the services of an experienced Consultant are essential for the successful implementation of the project.

The Consultant shall be entrusted with the preparation of the Detailed Project Report (DPR), technical design, estimate preparation, tender assistance, supervision, quality assurance, billing, monitoring, testing, commissioning support, approvals from various departments.

3. Scope of work by the Architectural cum Project Management Consultant

Architectural Consultant cum Project Management Consultant shall be responsible for the service support from project formulation tocommissioning of the assigned project as details given below:

Preliminary Phase

- Preparation of concept proposals and architectural designs.
- Detailed architectural, civil, electrical, plumbing and allied engineering drawings.
- Preparation of detailed estimates, BOQ and technical specifications.
- Preparation of tender documents and assistance in the tendering process.
- Assistance in technical evaluation of bids.
- Coordination with KINFRA and contractors during execution.
- Site supervision and quality monitoring.
- Project scheduling, progress monitoring and reporting.
- Certification and verification of works, as required.
- Other project management and consultancy services considered necessary for successful completion of the project.
- Preparation of DPR and approval from KINFRA.

Bid Process Management Phase

- Preparation of detailed Architectural & Engineering designs, drawings including working drawing, detailed estimate in **PRICE Kerala Software** (including Mechanical, Electrical, Plumbing etc.) and submission to client for approval. Modification, if any, after proof checking arranged by Client, to be incorporated in the drawings and resubmitted for approval.
- Preparation and finalization of bid document.
- Finalization of qualification and selection criteria for the Contractors.
- Evaluation and recommendation for selection and appointment of Contractors.

Pre-construction Phase

- Finalization of contract document.
- Additional working drawings, if any.
- Getting and recommending Contractor's work schedule.
- Posting of required staff at site.
- Periodical inspection of work site as required by KINFRA till completion of work (for the work as given in the concerned NIT).

Supervision during construction period:

- Inspection and continuous supervision of works, by deploying competent and experienced Engineers, as per the requirement, and taking necessary remedial action wherever required during execution.
- Constructability and value engineering services.
- Finalization and monitoring of contractor's work schedule.
- Total compliance of technical specifications, contract conditions and various other requirements contained in the respective contracts.
- Quality assurance system complying CPWD specifications/BIS/ National Building Code (NBC) /other contract clauses, in the consultancy as well as the works and activities of the contractor
- Safety practices in execution of works at project site for ensuring complete safety for works, workers, general public and structures and properties adjacent to work site, as per contract.
- Overall contract administration and management including holding meetings and submission of monthly reports and monitoring of program schedule.
- Proper verification of measurements and certification of bills submitted by the contractor so that payments made by KINFRA against these bills reflect the actual work done at site complying with the respective contracts.
- Proper interface and coordination among the KINFRA, Contractors, local bodies, State Govt, Central Govt etc.
- Assisting in replying to the audit/CTE/Fire & Rescue/Electrical Inspectorate /KSEBL /observations/litigations/or any other agencies, wherever required.
- Normally the defect liability period is three years as per norms of CPWD/PWD. This may change as per the norms of CPWD/PWD and shall be applicable to the selected consultant also.
- Monthly inspection till the completion of the defect liability period, submitting inspection report, complying defects if any.

Completion and Handing Over Phase:

- As built drawings of complete system of Electrical, Plumping and fire, line diagrams of treated water network, Electrical installations, power supply, treatment plant, etc.
- Approvals / Consent to operate from various Central/State departments including Fire&

Rescue, Electrical Inspectorate, KSEBL, etc. (fee will be remitted/ reimbursed by KINFRA on production bill).

Defect Liability Period:

- **The defect liability period of the project shall be 18 Months**. This shall be in line with the Government policies and shall be made applicable to the contractor.
- Monthly inspection till the completion of the defect liability period, submitting inspection report, complying defects if any.

4. Eligibility Criteria:

1. The bidder should have a minimum of **5 years of experience** in providing Architectural-cum-Engineering Consultancy (AEC) and Project Management Consultancy (PMC) services.

2. The bidder should have satisfactorily completed **Architectural and Project Management Consultancy services for either renovation, modernization, or similar works involving a minimum built-up area of 50,000 sq. ft., (or) the construction of commercial, institutional, industrial, or IT buildings**, during the last three years ending on the last day of the month preceding the month in which applications are invited.

   (i) The bidder should submit Certificate of Incorporation of the firm.

   (ii) The applicant has to submit work order and completion certificates showing the works awarded to the applicant by their clients, its duration including actual date of completion, completed value, etc. as proof for the above. If the work order/completion certificate is not specifically mentioned the category of works executed as mentioned in the eligibility criteria, a certificate showing the head of works with its value to be obtained from their client & to be submitted along with the bid.

5. **Joint Ventures (JVs) or Consortiums formed solely for the purpose of participating in this tender shall not be permitted.**

6. **The eligible Consultant shall be required to submit self-attested copies of the following documents along with the RFP.**

   - Documents supporting the eligibility criteria, including the appointment letter / work order or contract agreement and letter of successful completion from the client, as per clause 4 above or any other relevant clause in the RFP.
   - Copy of **PAN and GST registration certificate**.
   - Duly sealed and signed RFP (full pages).
   - Any other detail which the applicant feels relevant in proving their eligibility.

List of documents to be submitted:

I. Cover 1 -Prequalification Bid

a) Organization Details (Annexure I)

b) List of total consultancy services completed in last 3 years ending the last date of the preceding month in which applications are invited (Annexure II)

c) Undertaking (Annexure III)

d) Details to be submitted in the covering letter (Annexure IV)

e) Documents supporting the eligibility criteria as mentioned in clause 4 including the appointment letter / work order or contract agreement and work completion certificates from the client.

f) Copy of registration certificate of the firm.

g) Details of Permanent Account Number (PAN).

h) GST registration certificate

i) RFP duly filled and signed (Each page should be signed by the bidder with seal).

II. Cover 2-Financial Bid

a) Price Part

For any Clarifications contact:

KINFRA Techno Industrial Park, Kakkanchery, Chelembra P.O
Malappuram District, Kerala, Pincode - 673634
Mob: 9288036598
Email: tipkinfra@gmail.com

Important Dates

Pre-bid meeting date	-	11.00 AM on 04/12/2026
Last Date of submission	-	04:00 PM on 18/12/2026
Technical Bid Opening	-	10.00 AM on 21/12/2026

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