

**KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)**

PRE-QUALIFICATION OF ARCHITECTS FOR NIFT CAMPUS

Issued to:

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**Kerala Industrial Infrastructure Development Corporation (KINFRA)
KINFRA House, T.C. 31/2312, Sasthamangalam, Trivandrum - 695 010
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PRE-QUALIFICATION NOTICE

**Kerala Industrial Infrastructure Development Corporation (KINFRA)
Trivandrum - 695010**

Pre-qualification Document

Name of the work : **Architectural and engineering consultancy for setting up a campus for National Institute of Fashion Technology (NIFT) Centre at Kannur**

General

Kerala Industrial Infrastructure Development Corporation (KINFRA), a statutory body of Government of Kerala, proposes to set up a campus for the National Institute of Fashion Technology (NIFT) Centre at Taliparamba in Kannur, Kerala. The development of the campus will include development of all basic infrastructure facilities like power, water supply, communication, roads, buildings and other social infrastructure facilities like stadium, sports complex, training centers etc. The area for development is approx. 13 acres.

KINFRA invites applications from experienced and competent architects / architectural firms who have registered with the Council of Architecture having required exposure and experience of having handled similar projects for rendering architectural consultancy to the above project of KINFRA.

Eligibility conditions:

1. The applicant should have a team of experienced architects, and including himself, should be registered with the Council of Architecture and the Principal Architect should be an Associate / Fellow of IDA. A complete list of such personnel, along with their bio-data (with testimonials of experience in similar works) shall be furnished along with the offer.
2. The applicant should have successfully rendered comprehensive architectural and engineering consultancy services for at least two works of similar nature (educational / institutional campuses or industrial / IT parks) of value not less than Rs. 16 crores each (i.e. total value of work implemented, excluding the cost of land), or one work of value not less than Rs. 32 crores, covering a land area of not less than 13 acres, in the last 5 years.
3. The applicant should have an office in Kerala with qualified manpower, or should confirm in writing that they are willing to set up such an office in Kerala, if the work is awarded to them.
4. The applicant should submit documentary evidence in support of the eligibility conditions, failing which the offer will be rejected.

SCHEDULE OF SERVICES:

CONCEPT DESIGN (STAGE-1):

1. Ascertain client's requirements, examine site constraints & potential and prepare a design brief for client's approval.
2. Prepare report on site evaluation, state of existing buildings, if any; and analysis and impact of existing and / or proposed development on its immediate environs.
3. Prepare drawings and documents to enable the client to get the detailed survey and soil investigation done at the site of the project.
4. Furnish report on measures that have to be taken to mitigate the adverse impact, if any, of the existing and / or proposed development on its immediate environs.
5. Prepare conceptual designs for architectural and civil works, electrical works, HVAC works, fire detection – protection system, building management systems, water supply and drainage system, sewage disposal system, lifts, communication, stadium / sports complex, training centre, landscaping, interior designing / furnishing with reference to requirements given and prepare rough estimate of cost on area basis.

PRELIMINARY DESIGN AND DRAWINGS (STAGE-2):

6. Modify the conceptual designs for architectural and civil works, electrical works, HVAC works, fire detection – protection system, building management systems, water supply and drainage system, sewage disposal system, lifts, communication, stadium / sports complex, training centre, landscaping, interior designing / furnishing incorporating required changes and prepare the preliminary drawings, sketches, study model etc., for the client's approval along with preliminary estimate of cost on area basis.

DRAWINGS FOR CLIENT'S STATUTORY APPROVALS (STAGE-3):

7. Prepare drawings necessary for client's / statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the client in obtaining the statutory approvals thereof, if required.

WORKING DRAWINGS AND TENDER DOCUMENTS (STAGE-4):

8. Prepare working drawings, specifications and schedule of quantities as per State Public Works Department data and prepare estimate of cost and tender documents including code of practice covering aspects like method of measurement, mode of payments, quality control procedures on materials & works and other conditions of contract.

APPOINTMENT OF CONTRACTORS (STAGE-5):

9. Assist client to invite, receive and analyze tenders; advise client on appointment of contractors.

CONSTRUCTION (STAGE-6):

10. Prepare and issue working drawings and details for proper execution of works during construction.
11. Approve samples of various elements and components.
12. Check and approve shop drawings submitted by the contractors / vendors.
13. Visit the site of work, at intervals mutually agreed upon, to inspect and evaluate the construction works and where necessary, clarify any decision, offer interpretation of the drawings / specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the client informed and render advice on actions, if required.
14. In order to ensure that the work at site proceeds in accordance with the contract documents / drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Project Management Consultant, who shall work under the guidance and direction of the architect and shall be appointed and paid by the client.
15. Issue Certificate of Virtual Completion of works.

COMPLETION (STAGE-7):

16. Prepare and submit completion reports and drawings for the project as required and assist the client in obtaining "Completion / Occupancy Certificate" from statutory authorities, wherever required.
17. Issue two sets of as built drawings including services and structures.

GENERAL:

The area for development is approx. 13 acres. The campus is expected to have a built up area of 3.0 – 3.5 lakh sq. ft. comprising of administrative block, academic blocks, residences for faculty / staff, hostels for students, seminar halls, common amenities / utilities along with playgrounds and landscaping.

Two plots, one with an area of approx. 9.06 acres and the other with an area of approx. 3.08 acres, separated by a distance of approx. 1 km, comprises the total area of approx. 13 acres. A survey sketch of the plots is attached (as annexure) for reference.

EVALUATION PROCESS:

The applicants should submit their offer in the prescribed format, duly signed (with seal) on all the pages. The applications received will be evaluated, based on the eligibility conditions, and the short-listed applicants will be intimated about their selection. The short-listed applicants will then have to make a presentation at Trivandrum before a Selection Committee, within 30 days from the date of receipt of the intimation regarding their selection, regarding a) the similar and other comprehensive architectural and engineering consultancy services rendered by them during the past 5 years b) two design options for the campus that they propose. The in-house capability of the applicant will also be assessed. The applicants will have to execute an agreement with KINFRA, on their selection and appointment.

Interested applicants can obtain the application form from the address given below on all working days, between 10:00 a.m. and 4:30 p.m., from 2nd June 2008 till 21st June 2008, or download it from the website: www.kinfra.com.

The last date and time for submission of offers is 3:00 p.m. on 23rd June 2008.

KINFRA reserves the right to reject any or all applications without assigning any reasons whatsoever.

MANAGING DIRECTOR

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Ph. No: 0471 – 2726585 Fax. No: 0471 - 2724773

- DETAILS OF REGISTRATION OF THE FIRM WITH COUNCIL OF ARCHITECTURE

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Attach a copy of the registration of the Firm / Company with the Council of Architecture

- DATE OF REGISTRATION OF FIRM / COMPANY

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Attach a copy of the registration of the Firm / Company, details of Proprietor / Partners / Directors.

C DETAILS OF SIMILAR WORK DONE

<ul style="list-style-type: none">DETAILS OF COMPREHENSIVE ARCHITECTURAL AND ENGINEERING CONSULTANCY SERVICES RENDERED BY THE APPLICANT OF SIMILAR NATURE (EDUCATIONAL / INSTITUTIONAL CAMPUSES OR INDUSTRIAL / IT PARKS) IN THE LAST 5 YEARS, COVERING A LAND AREA OF NOT LESS THAN 13 ACRES – 2 WORKS OF VALUE NOT LESS THAN RS. 16 CRORES OR ONE WORK OF VALUE NOT LESS THAN RS. 32 CRORES (TOTAL VALUE OF WORK IMPLEMENTED, EXCLUDING THE COST OF LAND)				
Sl.	Name of client with full address and nature of work	Project	Value of works completed	Period of completion with dates

- Attach certified copies of work order and completion certificates for each work, as documentary proof. Attach additional sheets, if required.

D DETAILS OF OTHER WORKS DONE

• DETAILS OF OTHER COMPREHENSIVE ARCHITECTURAL AND ENGINEERING CONSULTANCY SERVICES RENDERD BY THE APPLICANT DURING THE LAST 5 YEARS				
Sl.	Name of Client with full address	Project	Value of works	Period of completion with dates

- Attach certified copies of work order and completion certificates as documentary proof. Attach additional sheets, if required.

E DETAILS OF EXPERIENCED ARCHITECTS & STAFF AVAILABLE WITH THE APPLICANT

Sl.	Staff	Qualification	Experience in years	Nature of experience
1				
2				
3				
4				
5				

Note: Enclose detailed bio-data of each person, with testimonials of experience in similar work. Attach additional sheets, if required.

THE DETAILED ORGANISATIONAL SET UP OF THE ARCHITECT / ARCHITECTURAL FIRM SHOULD BE PROVIDED IN A SEPARATE SHEET

Each page of the Pre-qualification Document should be signed by a person / person on behalf of the organization, having necessary Authorization / Power of Attorney to do so.

Pre-qualification Documents containing false and / or inadequate information are liable to be rejected.

I / We hereby certify that the details given above are correct to the best of my / our knowledge. I / We have no objections to M/s KINFRA contacting our clients for reference.

Signature:
Name:
Designation:

Place:
Date:

LOCATION MAP / SURVEY SKETCH

