



KERALA IRRIGATION INFRASTRUCTURE  
DEVELOPMENT CORPORATION LIMITED  
(A Government of Kerala Undertaking)  
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**GOVERNMENT OF KERALA**

**KERALA IRRIGATION INFRASTRUCTURE DEVELOPMENT  
CORPORATION**

QUOTATION NO 07/2024-25

KIIDC/163//2024-OA3

28/10/2024

**Quotation Advertisement**

We are inviting quotations for providing architectural consultancy and design services for our upcoming project titled "Proposed IT Park Building" at the Kallada Irrigation Project Campus, Kottarakkara. The proposed IT Park is strategically located at the Kottarakkara Ravinagar Campus, falling under the ambit of the Kallada Irrigation Project in the Kollam district of Kerala. This site is optimally positioned to leverage the existing infrastructure and regional advantages, aligning with the vision of creating a technological hub for innovation and development. This is a government project requiring strict adherence to standards and guidelines.

**Project Overview:**

- Location: Kallada Irrigation Project Campus, Kottarakkara
- Type: IT Park Building
- Land Area: 106 cents

| No | Floor         | Built up square Area in Sqft |
|----|---------------|------------------------------|
| 1  | Basement      | 24813                        |
| 2  | Ground floor  | 18314                        |
| 3  | First floor   | 12755                        |
| 4  | Second floor  | 12755                        |
| 5  | Third floor   | 12755                        |
| 6  | Fourth floor  | 12755                        |
| 7  | Fifth floor   | 12755                        |
| 8  | Terrace floor | 12755                        |

**Scope of the Work Includes**

- 1. Site Plan:** Shows the entire plot of land, including boundaries, existing structures, landscaping, and any proposed changes.

- 2. Floor Plans:** Detailed plans of each floor, showing room layouts, dimensions, and spatial relationships.
- 3. Elevations:** Illustrate the exterior views of the building from all sides, including windows, doors, and exterior finishes.
- 4. Sections:** Vertical cuts through the building, showing the internal components like ceilings, floors, and structural elements.
- 5. Structural Drawings:** Detailed plans, illustrating, beams, columns, and foundations etc.
- 6. Electrical Layouts:** Plans showing the location of electrical fixtures, outlets, wiring, and switchboards.
- 7. Plumbing Diagrams:** Show all water supply and drainage lines, including fixtures like sinks, toilets, and showers.
- 8. HVAC Plans:** Layouts of heating, ventilation, and air conditioning systems.
- 9. Fire Safety Plans:** Details related to fire exits, alarms, and sprinkler systems.
- 10. Interior Design Plans:** Details of interior fittings, furnishings, and finishes.
- 11. Landscape Plans:** Include plantings, hardscapes, and site amenities.
- 12. Lighting Plans:** Detail indoor and outdoor lighting arrangements.
- 13. Material Specifications:** Details on the materials to be used for construction, finishes, and fittings.
- 14. Environmental Impact Assessment (EIA):** Mandatory for certain projects to assess environmental effects.
- 15. 3D Models and Renderings:** Often required for visualization purposes.
- 16. Project Management Plans:** Include schedules, costs, and resource allocations, crucial for coordinating all phases of construction.

All these documents should align with local building codes and regulations. Additionally, obtaining necessary approvals for each phase is essential for compliance with the Kerala State Government's construction guidelines.

**Requirements:**

- Proven experience in similar projects
- Adherence strictly to IS codes and standards
- Submission of a detailed project execution plan
- Timeline for delivery

**General Conditions:**

- Follow all relevant codes and standards
- Geotechnical investigation report and present site location plan is attached for consideration

- Strict adherence to government regulations
- Proposals must include past experience and team qualifications,

**ARCHITECT SERVICES:**

**A. DEVELOPMENT PERIOD`**

| Stage     | Obligation of Architect  | % of payment |
|-----------|--|--------------|
| Stage I   | Site visit along with employer's representative, Preparation of completed drawings, for obtaining TS and work permit from LSGD as required for statutory clearance and getting clearance from executing agency with modification if any required by executing agency   | 15%          |
| Stage II  | Preparation of detailed architectural drawings, plans etc and site visits during construction and preparation of modified drawings on any alterations as requested by the Department/Employer. The payment shall be given after getting a Certificate from the Executing Agency stating that. the above has been received and the work is completed upto 50% with all clearance certificate and the concerned authorization. | 35%          |
| Stage III | The payment shall be given after getting a Certificate from the executing Agency stating that the detailed drawings were received and the finishing works has been started or 80% completed and verified by the Authorized agency/Employer   | 35%          |
| Stage IV  | On submission of final bill and completion certificate signed V by architect & DD concerned and on getting statutory approval from local body whether necessary and on ready for functioning including all amenities   | 15%          |

**TABLE 1**

- Architecture shall study the project and keeping with local by laws and regulations and have to prepare preliminary plans in consultation with the employer. The preliminary conceptual plans should be got approved by KIIDC and KIIFB officials and the architect shall modify the same required by the employer after obtaining the written approval of the employer.
- Three copies of the architectural drawing including plan sections , rough cost estimates, all drawings etc shall be furnished along with brief specifications of the components supported with details of rates / quantities to the satisfaction of the employer after written approval of the preliminary sketch and drawing
- The architect shall prepare the detail working drawings and construction drawings of all items necessary at the time of execution of the work based on the latest rectification
- The architect shall assist the employer in getting all the plans needed for obtaining approval from the competent authority and make necessary modifications as maybe required by the competent authority without any extra charge
- Fees for submission for obtaining sanction from LSGD / KSEB / KWA / PWD will be payable by the KIIDC

- The Architect shall also provide further details and drawings which are necessary for the proper execution of the work.
- In the event of the failure of the Architect to complete and to do his work within the stipulated time in a satisfactory manner or in the event of the Architect committing a breach of any one or more of the terms and conditions, the Employer shall be entitled to rescind the work without prejudice to his rights to claim damages or other rights or remedies under the law.
- The Architect shall prepare working drawings and details sufficient for the proper execution of the works in advance and any delay in this case to be avoided for the proper completion of the project
- The Architect shall also render any other services connected with the said works usually and normally rendered by Architect and not referred to in any of the sub clauses
- The architect shall aid and advice the Employer in preparing a maintenance and operational Manual
- The architect has to attend review meeting being conducted by the employer and shall give his opinion regarding the queries, suggestion etc.
- The architect shall monitor and review the rectification of defects and deficiencies of the project when requested by the employer
- On completion of the project the architect shall inspect the work along with the employee any authorized officer and give a final report and completion certificate in this regard
- The architect shall attend any dispute review meeting as and when requested by the employer and give his remark
- The work herein may be terminated at any time on one month notice by the Employer In the event of the termination of the work by the employer, the architect shall not be entitled to any compensation or damned by reason of such termination and as decided by the employer
- If the Architect shall close his business or die or become incapacitated from acting as such Architect as aforesaid, or if this wok is terminated as provided, the Employer may make use of all or any drawing, estimate or other documents prepared by the Architect after payment for the same, as decided by the Employer.

A detailed report including prior work experience, team qualifications, project timeline and costs should be submitted within the said quotation. The amount shown in the quotation should be inclusive of tax. Quotations submitted after the specified time will not be accepted. The title of the work should be indicated on the superscript of the envelope containing the quotation. Quotation documents and other details should be delivered by speed post/post to the office of the undersigned before 3 PM on 16th November 2024. The title of the work should be indicated on the superscript of the envelope containing the quotation. The said quotations shall be opened on the same working day at 4 PM by the Managing Director or his designated officer. The terms and conditions of the Government of Kerala quotation are also applicable to this quotation.

We look forward to receiving your professional proposals and partnering with dedicated firms to realize this prestigious project. Your compliance with the outlined conditions and commitment to quality is essential.

For the Managing Director,

S/d

CHIEF EXECUTIVE OFFICER