



**EXPRESSION OF INTEREST FOR EMPANELMENT OF ARCHITECTURAL
CONSULTANCY SERVICE FOR THE DEVELOPMENT OF
INFRASTRUCTURE TO PROMOTE TOURISM & ENTREPRENEURSHIP**

ABOUT US:

Kerala Startup Mission (KSUM) is the nodal agency of the Government of Kerala for promoting entrepreneurship in the state. It is also the implementing body for the Kerala Technology Startup Policy, which supports the state's startup ecosystem through various schemes and support programs. Founded in 2006, KSUM aims to promote technology-based entrepreneurship and to create the infrastructure and ecosystem required to support high-end technology-based startup businesses.

Purpose of this EOI

Expression of interest for empanelling startups for Architectural consultancy service contract for upcoming infrastructure development in the land of tourism department across Kerala.

KSUM is planning to create suitable infrastructure at tourism destinations for professionals to work remotely while enjoying scenic locations and to establish spaces where individuals can gather to share knowledge, collaborate on projects, and transform visionary ideas into reality.

This EOI is to empanel qualified startups for 3 years, to provide Architectural consultancy service contracts for upcoming projects in the above sectors.

IMPORTANT DATES

Events	Date and Time
Date of Issue of EOI	4th March 2025 ; 10 AM
Interaction with KSUM officials	10th March 2025; 11 AM
Proposal submission end date	17th March 2025

Project Details

1. Startup POD : The project will aim to create a balance between work and leisure, targeting remote professionals and tourists. These spaces will be designed to enhance productivity, collaboration, and comfort while adapting to the unique characteristics of each location. The concept must collaborate with innovative technologies, sustainability and flexibility. The facility includes co-working spaces, accommodation, recreational areas etc.
2. Freedom Square : Freedom Square offers a unique opportunity to work, collaborate, and innovate in breathtaking settings, surrounded by like-minded individuals who share passion for entrepreneurship and creativity. It will serve as a hub where entrepreneurs, innovators, and curious minds can come together. This dynamic space will provide mentorship, resources, and access to facilities that encourage idea generation, collaboration, and the development of novel solutions. The space will be operational year-round, fostering a community of innovators, thinkers, and doers.
3. Recreation areas connecting these projects like Experience Zone, Sky Cafe, adventure gaming zones, flexible multi purpose amphitheater, food courts, toilet facilities, kayaking/ go carting area, wellness centre etc

Pre-qualification Criteria

1. Applicants must be an entity with good credentials.

2. The applicant must be experienced in providing architectural consultancy service for similar projects. (Completion certificate or substantial evidence should be submitted)
3. Declaration no blacklisting

Note: The acceptance of all documents submitted by the bidder for technical evaluation shall be subject to the complete satisfaction of KSUM. The decision taken by KSUM on the adequacy and compliance of the submitted documents shall be final and binding.

Selection methodology

1. **Expression of Interest (EOI):** Interested designers and startups must submit their EOI. EOI must include following details
 - a. Signed and sealed copy of this EOI
 - b. Company profile
 - c. Proof of all prequalification criteria specified in the document
 - d. Technical presentation
 - i. One of their most prestigious projects.
 - ii. Draft design concept for a Startup POD & a Freedom Square.

The submission of the above documents shall be done after the interaction with the startup and for which a separate form will be circulated among the startups who are submitting the EOI.

2. **Evaluation :** The process of selection of Start-ups for empanelment will be two stages.
 - a. The first stage will involve preliminary scrutiny of EOI received from startups. KSUM will scrutinise the applications received to determine whether they are complete in all aspects - whether the documents have been properly signed, proposal conforming to all terms and conditions, scope of work and is submitted without any deviations - as per the norms under **PRE-QUALIFICATION CRITERIA**. The KSUM team will also analyse the technical proposal submitted by the startups.
 - b. The short-listed Start-ups will then be called to make a presentation before the committee at a pre-fixed date detailing the profile, experience, capability, creative ideas, strategy, area of operation, design concept of startup POD, Freedom Square etc. of the Start-up.

- c. Qualified startups will be empanelled to provide Architectural consultancy service contracts for upcoming projects in the above sectors.
- d. The validity of the empanelment will be for a period of 3 years..
- e. Financial proposals will be invited from the empanelled startups through limited tendering process.
- f. The work order shall be awarded to the selected empanelled service providers after the careful assessment of quotation.

Responsibilities of empanelled agencies

Vide the project requirement, KSUM will invite financial proposals from empanelled agencies. The proposals submitted will be evaluated and a work order will be issued to the selected agency . Immediately on issue of work order to the selected agency, the agency may execute the scope of work as per the specific project assigned.

The scope of services of the Consultant may include but not limited to, the following:

1. Immediately on award of work, the Consultant shall nominate a well-qualified and experienced officer for the specific project.
2. Arranging contour survey / soil investigation etc necessary for the designing the project. All arrangements as per site condition has to be arranged by the consultant.
3. Preparation of the Master plan in consultation with KSUM.
4. The Consultant shall be prepared to present five or more concepts with preliminary designs and budget costing considering the requirements of KSUM for the project and KSUM will be choosing one option for further detailing if there is any design satisfying the requirements of KSUM. The consultant may make necessary changes/ improvements in the conceptual layout, project master plan from time to time in consultation with KSUM.
5. Present different options to KSUM with details and freeze only the approved design for further procedures.
6. If the submitted options are not satisfying the needs and expectations of KSUM the consultant has to submit new options and repeat the procedure.

7. The Consultant has to prepare sectional and elevation drawings, 3D views of elevations from different angles for the selected project. The consultant may make necessary changes/ improvements in the views and drawings in consultation with KSUM.
8. After approval of architectural layout and elevations the consultant has to prepare detailed drawings, 3D views, computer walk through of the entire project etc of interior finishes. The consultant may make necessary changes/ improvements in the views, drawings etc in consultation with KSUM.
9. The consultant shall prepare preliminary schemes for various facilities consisting of lay-out plans, schematic diagrams, coordination drawing in BIM or equivalent, technical specifications, preliminary cost estimates etc., giving due consideration to all statutory rules and regulations and get KSUM approval for the same.

All building plans shall also show the following details of services:

- All existing underground, surface and overhead services wherever data is available.
 - Proposed water supply systems including distribution pipes, stopcocks, bib cocks, meters and fire hydrants.
 - Internal and external electrical installations, switches, plugs, lighting systems etc.
 - Air-conditioning with position of chillers, Air Handling Units/ VRF units, ducts and all other details, position and details of plant room, route of chilled water pipes, cooling towers etc.
 - Proposal for furniture, furnishings and all other items/services required to the employer's satisfaction if special order is given to take up these items also.
 - Proposal for collection and disposal of e-waste, bio-waste and other hazardous wastes.
 - The consultant shall indicate on his drawings and report, the manner in which it is proposed to deal with all services, e.g. Electrical, Water Supply, Sanitary, Drainage, Sewage, Air-conditioning, Fire detection, Fire - fighting, Lightning Arrestor System, data communication systems and other services for complete initial statutory clearances.
10. On approval of the design, the Consultant shall prepare a detailed project report (DPR) with the detailed cost of the project for review.

11. Identify all statutory approvals to be obtained from various authorities and advise KSUM on the procedure for obtaining such approvals, prepare necessary drawings / documents based on the designs approved by KSUM, fill up and submit the applications, follow up till the approval is obtained. Necessary modifications as may be required by the statutory authority in the documents submitted shall also be made by the consultant in suggestion with KSUM and without any extra charge. Fees to be remitted to statutory authorities will be paid by KSUM.
12. Three copies of the approved preliminary design, drawings (also referred to as revised or design development) including plans, elevations, sections, perspective drawings, (PDF & AutoCAD format) etc. shall be furnished to KSUM along with brief specifications and preliminary estimate supported with details of rates and quantities to the satisfaction of the Employer.
13. Site inspections for finalization of all the details shall be conducted by the concerned persons at their own cost.
14. Prepare Architectural/ working drawings and details sufficient for the proper execution of the work and sufficient copies of working drawings, schedules technical specifications, and other documents to enable them properly fulfill their obligations under conditions of contract. The drawings shall be stamped 'For Approval', 'Good for Construction', 'As built' etc. as the case may be and signed by the Consultant.
15. Preparation of tender documents including technical specifications, detailed bill of quantities, detailed estimates and drawings for review and approval.
16. The Building shall be designed as per the existing Building Rules ie KMBR 2019 with its latest amendment applicable for Government IT Parks
17. Liaising with all statutory agencies for getting required Statutory approvals for the successful completion of the project.

Above mentioned responsibilities are general in nature and actual scope of services shall be as per the work order issued by KSUM. Please note the scope of work may increase or decrease as per project requirements

