No: KSHB-HO/314/2026-CE 20-11-2026

KERALA STATE HOUSING BOARD, THIRUVANANTHAPURAM

e-TENDER NOTICE

First Re-tender

Name of Work:	Invitation of Registered Companies/Agencies/ Contractors/joint consortium having experience in executing retrofitting works for Structural Stability/Retrofitting for Lower Zone- Upper Zone buildings, KSHB, Santhinagar,Thiruvananthapuram- "Design and Build Contract"
Location:	Santhi Nagar, Thiruvananthapuram District.
Tender Ref No.:	2026_CE_KSHB_05(W)
Last date of receipt of tender:	05/12/2026 at 4 PM

For further details - www.etenders.kerala.gov.in/ Ph No. 0471-2330001

Digitally signed by
Naushad A
Date: 20-11-2026
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CHIEF ENGINEER

Thiruvananthapuram

20-11-2026

No:KSHB-HO/314/2026-CE 20-11-2026

KERALA STATE HOUSING BOARD

THIRUVANANTHAPURAM - 695001

Office of the Chief Engineer

KSHB, Santhinagar, Thiruvananthapuram

EXPRESSION OF INTEREST (EOI)

Invitation of Registered Companies/Agencies/ Contractors/joint consortium having experience in executing retrofitting works for Structural Stability/ Retrofitting for Lower Zone- Upper Zone buildings, KSHB, Santhinagar, Thiruvananthapuram- "Design and Build Contract"

1. Introduction

The Kerala State Housing Board (KSHB) proposes to invite EOI from Registered Companies/Agencies/Contractors/joint consortium having experience in executing retrofitting works for Structural Stability/Retrofitting for Lower Zone- Upper Zone buildings, KSHB, Santhinagar, Thiruvananthapuram- "Design and Build Contract".

2. EOI Details

Particulars	Details
EOI No.	2026_CE_KSHB_05(W)

Name of Work	Invitation of Registered Companies/Agencies/ Contractors/joint consortium having experience in executing retrofitting works for Structural Stability / Retrofitting for Lower Zone- Upper Zone buildings, KSHB, Santhinagar, Thiruvananthapuram- "Design and Build Contract"
Tender fee	₹ 7500/-
Last Date for Submission	05-12-2026
Opening Date	07-12-2026
Place of Submission	Office of the Chief Engineer, KSHB, Santhinagar, Thiruvananthapuram

3. Objective

To select competent Registered Companies/Agencies/ Contractors/joint consortium having experience in executing retrofitting works for Structural Stability / Retrofitting to investigate, design and execution of works for Structural Stability works / Retrofitting works for Lower Zone- Upper Zone buildings, KSHB, Santhinagar, Thiruvananthapuram as "Design and Build Contract" based on the study report of Matters lab/ ULCC Ltd already attached in the EOI document.

4. Scope of Services

The Company/ Agency/ Contractors shall:

1. Visit the site before submitting bid and conducting necessary site investigations prior to quoting.
2. Evaluating study report already attached along with EOI documents and submit its Feasibility Report.
3. Prepare conceptual layout for executing the work based on the study report of

ULCC Ltd/ Matters Lab.

4. Submit detailed report regarding Investigation, Design and its execution.
5. The proprietary design and the proposed retrofitting methodology must be thoroughly vetted. This vetting must be done by the firm's in-house design team. In the absence of an in-house design team within the firm, the design and methodology must be vetted by premier institutions approved by the tendering authority.
6. Prepare specifications of the retrofitting work intended by the firm and item wise breakup of quoted rates based on current DSR.
7. Execution of structural stability/retrofitting works as instructed by the Engineer in charge based on the specifications and methodology approved.
8. The executing agency must provide a formal Design Life Certificate having minimum 10 years of warranty from the date of completion.

5. Deliverables

The Company/ Agencies/ Contractors/joint consortium shall submit:

- Site assessment report based on the on the study report of Matters lab/ ULCC Ltd.
- Conceptual design report vetted by the firm's in-house design team with modification from the study report of Matters lab/ ULCC Ltd, if any required. In the absence of an in-house design team within the quoting firm, the design and methodology must be vetted by premier institutions approved by the tendering authority.
- Detailed structural design drawings along with calculations, based on the investigation.
- Shop drawings for approval of the Engineer in-charge.
- Item wise breakup of quoted rates based on current DSR.
- Detailed program schedule covering a completion period of **4 months**.

6. Eligibility Criteria

The applicant should:

1. Be a Registered Company/Agency/ Contractor/joint consortium having experience in executing retrofitting works/similar structural stability works.
2. Have minimum 5 years experience in executing similar type works.
3. The Bidder shall have successfully completed at least one similar works costing more than 40% (Forty percentage) of the estimated cost of the work described in the EOI document during the last 5 years.
4. Have qualified technical personnel on its rolls as mentioned in the EOI document.
5. Have valid PAN, GST Registration and other statutory registrations.
6. Not be blacklisted by any Government/Semi-Government/Public Sector Organization.

7. Key Personnel for the assignment:

There should be a structural/design team, quantity surveying/estimation team and an execution team.

Key Personnel	Educational Qualification	Experience
Team Leader (1 nos)	M.Tech (Structural Engineering)	Should have minimum 5 years experience (10 years desirable) in executing similar type works.
Project Engineer (2 nos)	B.Tech (Civil)	Should have minimum 5 years experience in executing similar type works.
	Civil Engineering	Should have minimum 3 years

Supervisor (2 nos)	Diploma	experience in executing similar type works.

8. Evaluation Criteria:

a) Technical Evaluation

The Technical Evaluation of Bids of only Pre-qualified bidders shall be evaluated as per the following Score/Marks. Each responsive proposal will be given a technical score. A proposal shall be rejected at this stage if it fails to achieve a minimum technical score.

The evaluation points for the different criteria shall be as noted below:

Firms Credentials	30 marks
Technical Team	30 marks
Approach & Methodology	40 marks
Total	**100 marks**

A	**Firm Credentials**	**Max 30 Marks**	
No.	**Criteria**	**Max marks**	**Proof to be submitted**
	The bidder must have successfully completed consultancy assignment of similar nature India/ Kerala during the last 05 (five) years as of Bid due date 1. up to 2 Projects: 20 marks 2. 4 Projects: 25 Marks 3. 5 projects or more: 30 Marks	30	Project Credentials Copies of work orders / agreement from client AND Completion certificate/ LoA issued to Concessionaire / Agreement signed with Concessionaire

B	Technical Team	Max 30 Marks
1	**Team leader**	
	Educational Qualification: M.Tech (Structural Engineering) **Work Experience and Competency of the resource:** Should have minimum 5 years experience in executing similar type works.	**Scoring: Max 10 Marks** a. Qualifying Minimum eligibility requirements: 5 marks b. For each additional year of experience:1 mark
2	**Project Engineer (2 nos)**	
	Educational Qualification: M.Tech (Structural Engineering) **Work Experience and Competency of the resource:** Should have minimum 5 years experience in executing similar type works.	**Scoring: Max 10 Marks** a. Qualifying Minimum eligibility requirements: 5 marks b. For each additional year of experience: 1 mark
3	**Supervisor(2 nos)**	
	Educational Qualification: M.Tech (Structural Engineering) **Work Experience and Competency of the resource:** Should have minimum 3 years experience in executing similar type works.	**Scoring: Max 10 Marks** a. Qualifying Minimum eligibility requirements: 5 marks b. For each additional year of experience: 1 mark

C	**Approach & Methodology**	**Max 40 Marks** Will be separately evaluated through a power point presentation
	1.Overall understanding of the assignment and scope of work	5 marks
	2.Bidders similar experience (only completed projects shall be presented)	5 marks
	3.Proposed conceptual idea	20 marks
	4. Approach & Methodology including work plan for the assignment	10 marks

Note: Minimum qualifying marks for the technical evaluation shall be **60 marks.**

b) Financial Evaluation

(i)Price Bid:

This shall contain only the duly filled BoQ-file in MS-Excel format and shall be uploaded using the digital signature of the Bidder in the e-tenders portal.

The Price Bids of the technically responsive and pre-qualified Bidders shall only be opened. The Bid Inviting Officer shall log on to the system and open the Price Bid in sequence. At the time of opening of "Price Bid", Bidders, whose Technical Bids were found responsive, can be present, if they desire so.

(ii) Award of Contract

The Tender Inviting Authority will award the Contract to the Bidder whose bid has been determined to be substantially responsive and who has offered the lowest evaluated bid price.

9.Payment Terms

The selected bidder will be provided with part payments. Department will not pay any amount as advance to the selected bidder. No additional payment will be allowed above the rates quoted on any account.

Applicable taxes shall be paid as per prevailing rules.

Sl No	**Deliverables**	**Time lines (T= signing of agreement)**	**Payment for each milestone (in % of total fee) on approval of KSHB**
1	Submission of Design, methodology and inception report	T+2 weeks	2.5%
2	Approval of Design, methodology and inception report		2.5%
3	Submission of DPR with estimate for execution of works and its approval.	T+ 4 weeks	5.0%
4	Execution of works – 25% physical progress: Completion of site preparation, mobilisation, setting out, preliminary works and commencement of major civil/structural works, with overall physical progress reaching approximately 25%	T+ 2 months	25%
5	Execution of works – 50% cumulative physical progress: Completion of major structural/civil components and substantial progress of associated works, with cumulative physical progress reaching approximately 50%	T+ 2.5 months	25%
6	Execution of works – 75% cumulative physical progress:	T+ 3 months	25%
7	Handing over as built drawing and design life certificate and other required completion documents	T+ 4 months	15%

10.Right to Cancel EOI

The authority may cancel this EOI process at any stage without assigning any reasons whatsoever and will not be liable to any applicant on any grounds whatsoever. The applicant shall not be entitled to refund of cost of documents or other cost in case the EOI is cancelled for whatsoever reason or without assigning any reason.

11. Pre-qualification

Before going to the technical evaluation all bids will be evaluated for pre-qualification based on the following criteria:

All bids found non comply with the requirement or bid will be rejected.

1. Certificate of Incorporation/Registration/ Partnership deed or any other relevant document as applicable should be submitted along with a copy of address proof.
2. Copy of PAN Card and GST Registration Certificate.
3. Organizational Profile.
4. Details of Key Professionals.
5. Experience Certificates of Similar Projects.
6. Work Orders/Agreements.
7. Completion Certificates.
8. Audited Financial Statements for last three years.
9. Undertaking regarding non-blacklisting.
10. Authorization Letter/Power of Attorney (if applicable).
11. Any other supporting document.

12. Submission Requirements

The proposal shall consist of:

A. Technical Proposal

Containing:

- Covering Letter.

- Firm Profile.
- Registration Details.
- Experience Details.
- Team Composition.
- Methodology and Work Plan.
- Copies of Completion Certificates of similar type works already executed.
- Financial Capability Details.

B. Financial Proposal

To be submitted in the prescribed Financial Proposal /Price Bid format (BoQ-file in MS-Excel format) and shall be uploaded using the digital signature of the Bidder in the e-tenders portal.

13. General Conditions

1. The Institution reserves the right to accept or reject any proposal without assigning any reason.
2. Incomplete proposals shall be rejected.
3. The Agency/ Institution shall maintain confidentiality of all project information.
4. Any dispute shall be subject to the jurisdiction of courts at Thiruvananthapuram.
5. The successful Agency/ Institution shall commence services within seven days of award of work.
6. Time of completion of the works is **4 months** from the Date of commencement of works. The date of commencement will be the date of site handover or the 10th day after issuing work order whichever is earlier.
7. Defect liability period is **60 months** from the date of commissioning.
8. The Department reserves the right to terminate the Agency/ Institution at any stage without assigning any reason.
9. In the event of such termination by the Department, the Agency/ Institution shall

be entitled only to payment for the deliverables satisfactorily completed and accepted by the Institution up to the date of termination.

10. In the event of such termination by the Institution, no compensation, loss of profit, consequential damages or additional claims shall be payable beyond the value of accepted deliverables.

11. Since this is a "Design and Build Contract", the conditions mentioned in the Standard Bid Document (SBD) for the works is also applicable. The SBD is attached as Annexure A.

Digitally signed by
Naushad A
Date: 20-11-2026
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CHIEF ENGINEER

KSHB

Thiruvananthapuram