

Request for Quotation (RFQ) for Building Information Modelling (BIM) Consultancy Services



September 2025

RFQ No. KIIFC/75/2025-DGM(BD)

15.09.2025

Project Name: Office Building - Kottarakkara Municipality

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About Us

KIIFCON Private Limited (KIIFCON), a wholly owned subsidiary of Kerala Infrastructure Investment Fund Board (KIIFB), offers consultancy services including professional technical services, sustainable and innovative solutions for infrastructure development.

KIIFCON aims to revolutionize Kerala's infrastructure sector by providing expert technical services to engineering organizations. Their focus spans across various sectors, including transportation, buildings, energy, urban infrastructure, and public-private partnerships (PPP) transactions.

KIIFCON offers a diverse range of services designed to meet the needs of various sectors. Major Key Service areas of KIIFCON are outlined below:

- Consulting & Advisory Services
- Environment Services
- Design & Engineering
- Project & Contract Management
- Geographic Information System
- Quality Management

The project includes Expansion of Medical Colleges, New Hospitals, Government Offices, Transport hubs, Cinema Theatres, Stadiums, Cultural Centre's, etc.

Objective of the RFQ:

The primary objective of this Request for Quotation (RFQ) is to invite proposals from qualified and experienced consulting or engineering firms/companies with a proven track record in Building Information Modelling (BIM) for building infrastructure projects. The selected Consultant will be required to undertake the detailed design using BIM at **Level of Development (LOD) 300**, based on the final design deliverables provided. The Consultant must ensure the development of a fully coordinated BIM model, from which accurate 2D construction drawings can be generated as per project requirements.

Purpose of BIM-Based Constructability Analysis:

The core purpose of the BIM-based Constructability Analysis is to evaluate construction methods and processes during the design phase to identify potential issues—such as design flaws, sequencing conflicts, and other constructability concerns—that may lead to delays, cost overruns, or rework during construction. Early identification and resolution of these issues are critical to ensuring efficient and cost-effective project execution.

Project Details:

Name: Office Building - Kottarakkara Municipality

Area: 2631.33 Sqm

Eligibility Criteria

Sl. No.	Qualification	Documents Required
1	The firm should be partnership firm under registrar of firms, or a company incorporated under the Indian Companies Act 1956/2013. The Applicant must have a valid GST registration in India.	The Applicant shall be required to submit a true copy of its Incorporation Certificate and valid tax registration document along with the Proposal.
2	Bidder shall have experience of carrying out similar work of BIM Modelling consultancy of at least One project with Consultancy fee of at least 1.00 lakhs or two projects of each worth at least Rs.0.76 lakhs or three projects of each of worth at least Rs. 0.5 lakhs.	Copy of the valid work orders/ completion certificate with consultancy fee should be submitted
3	The firm should have received at least Rs.50 Lakhs (as total turnover) in average during the last three preceding financial years (2021-22, 2022-23, 2023-24). Proposals without appropriate financial statements and not meeting the eligibility criteria shall be disqualified.	The Applicants shall submit audited financial statements for each of the preceding financial year to support the eligibility claim.

Scope of Work

The selected vendor will be required to:

- Develop a coordinated BIM model at Level of Development 300 from provided 2D AutoCAD drawings and documents of Architectural, Structural, MEP and other special services.
- Ensure model accuracy aligned with project drawings and specifications.
- Provide BIM files in Revit & NWD formats as required.
- Comply with KIIFB - BIM standards.

Deliverables

1. Architectural, Structural & All MEP Services - clash free LOD 300 BIM Model.
2. Model documentation
3. Coordination meeting participation (if applicable)

General Conditions

- Proposals shall remain valid till **14.12.2025**.
- During this period, the Consultant shall maintain its original Proposal without any change in the proposed rates and the total price.
- Payment shall be made only after submission of final approved LOD 300 BIM model.
- The rates quoted shall be inclusive of GST.

Right to Accept Proposal

KIIFCON reserves the right to accept or reject any proposals or to cancel the RFQ at any stage without citing any reason

➤ Confidentiality

Information relating to the examination, clarification and comparison of the proposals shall not be disclosed to any consultants or any other people. The undue use by any consultant of confidential information related to the process may result in rejection of its proposal.

➤ Delivery of Applications

The RFQ shall be duly signed on each page by a person authorized by the entity. Documents of the entity authorizing such person must accompany the RFQ. KIIFCON reserves the right to reject outright any RFQ unsupported by proof of the signatory's authority.

The above details along with a covering letter shall be submitted **on or before 23.09.2025, 3PM** in sealed cover with the name of the respondent and address clearly marked and identified as “**Request for Quotation for Building Modelling Consultancy (BIM) - Office Building - Kottarakkara Municipality**” to the following address:

The Director(P&E)

KIIFCON, 7th Floor, Felicity Square,

MG Road, Thiruvananthapuram- 695001,

Kerala.

Any clarification/ communication may be addressed to bd@kiifcon.com

Financial Proposals

Model standards shall be as per KIIFB BIM execution plan		Unit	Rate per Unit
1	BIM Modelling upto LOD 300		
	Develop Detailed Design in LOD 300 model from provided 2D AutoCAD drawings and documents of Architectural, Structural, MEPF and other special Services	Sqm	

ANNEXURE I:

COVERING LETTER (ON RESPONDENT'S LETTER HEAD)

To

The Director(P&E)

KIIFCON, 7th Floor, Felicity Square,

MG Road, Thiruvananthapuram- 695001,

Kerala.

Dear Sir/ Madam,

Sub: Proposal for quotation of Consultants for Building Information Modelling (BIM)-
Office Building - Kottarakkara Municipality.

We, the undersigned, hereby submit our offer for getting empanelled for the “Consultants for Building Information Modelling (BIM) for the building infrastructure Projects by KIIFCON”, in full conformity with the said RFP.

We have read the provisions of RFP and confirm that these are acceptable to us. We further declare that additional conditions, variations, deviations, if any, found in our proposal shall not be given effect to.

We hereby declare that all the information and statements made in this proposal are true and accept that any misinterpretation contained in it may lead to our disqualification. We understand you are not bound to accept any proposal you receive.

Dated this [date / month / year]

Authorized Signatory (in full and initials):

Name and title of signatory:

Duly authorized to sign this Proposal for and on behalf of [Name of Respondent]

Name of Firm:

Address:

ANNEXURE 2: DETAILS OF CONSULTANCY

(On the Letter Head of the Consultancy)

	Name of Consultancy		
	Ownership		
	Contact Address		
	Name of the Contact Person		
	Contact Number		
	E-mail Address		
	Date & Year of Incorporation		
	Number of years of experience in Consultancy services		
	Number of permanent employees		
	Professional /Consultancy Fee Received by the Consultant	Year	Amount (Rs. Lakhs)
	Any other important information about the organization		

Note:

The following documents needs to be attached with this Exhibit:

1. In case of a Partnership Firm, notarized copy of the Registered Partnership Deed
2. In case of Sole Proprietorship, a proof of GST Registration number/PAN/TAN
3. In case of Limited Company, a copy of the Memorandum of Articles and Articles of Association.