COCHIN PORT AUTHORITY

Chief Engineer's Office
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कोचिन पत्तन प्राधिकरण
Cochin Port Authority

Tender No. T1/T-2079/2026-C **Dated:10/01/2026**

1. NOTICE INVITING TENDER

Electronic Tenders **(e-tenders)** on percentage basis are invited by Cochin Port Authority from reputed contractors in Single Stage Two Cover bidding procedure [Technical Bid and Financial Bid], meeting the Minimum Eligibility Criteria specified below for the work of **"RE-MODELING OF NEW ADMINISTRATIVE BUILDING PHASE II".**

1. MINIMUM ELIGIBILITY CRITERIA:

a) Experience

The tenderers should have experience of having successfully completed during the last 7 (seven) years ending **31st December, 2025,** at least either:

i. Three Similar Works each costing not less than **Rs. 7,12,77,792.00**

(OR)

ii. Two Similar Works each costing not less than **Rs.8,90,97,240.00**

(OR)

iii. One Similar Work costing not less than **Rs. 14,25,55,584.00**

b) Financial Turnover

Average Financial Turnover of the tenderer over the last three financial years ending 31st March 2024 of the previous financial year *[2022-'23, 2023-'24, 2024- 25]* shall not be less than **Rs.5,34,58,344.00**

Explanatory Notes to a) & b) :

Note 1:- **Similar Work(s) means "Remodeling/Renovation/Refurbishment/ interior fit-out of a commercial building/corporate office space/ institutional building"**

Note 2:- Following enhancement factors will be used for the costs of works executed for bringing the financial figures to a common base value in respect of the works completed in past years.

Table 1

Year before	**Multiplying factor**
One year *[December, 2024]*	1.07
Two years [*December, 2023]*	1.14
Three years *[December, 2022]*	1.21
Four years *[December, 2021]*	1.28
Five years [*December, 2020]*	1.35
Six years *[December, 2019]*	1.42

Note 3:- The experience certificate of works executed in private sectors / organisations shall be considered for qualification, only on submission of TDS certificate along with work order and completion certificate.

Note 4:- Satisfactory Client / Owners's Certificate or documentary proof shall be submitted in support of the assignments / works performed and claimed by the tenderer to fulfill the eligibility criteria for qualification. A statement duly certified by the Chartered Accountant showing the Average Annual Financial Turnover over the last 3 financial years and audited financial statements for the last three years shall be submitted.

Note 5:- The works reckoned for the above purpose are those executed by the tenderers as prime contractor <u>or</u> proportionately as member of joint venture <u>or</u> as a sub-contractor authorized and approved by the Employer of the work(s) against which the tenderer has claimed his experience; it will be considered for qualification only if documentary proof of such authorization / approval of the Employer are submitted.

Note6:- The contractor can also engage Subcontractor for

i)Electrical works having Class B Electrical contractor license and having similar experience in Electrical works for a client in India during the last 5 years ending 31.12.2025

ii)Having similar experience in ELV works viz., establishing Network Infrastructure including structured cabling & configuration of network devices for a client in India during the last five years ending 31.12.2025 and

iii. having similar experience in HVAC including firefighting, MEP for a client in India during the last five years ending 31.12.2025

iv. The Contractor can also engage Sub-contractor for installation of Fire Fighting System who had experience of successfully completed the installation of Fire Fighting System as per NBC Part IV.

SUB CONTRACTOR ELIGIBILITY CRITERIA

Work Description	1 similar work costing not less than	2 similar works costing not less than	3 similar works costing not less than	Financial turnover not less than
Fire Fighting System	59,23,698.40	37,02,311.50	29,61,849.20	22,21,386.90
Electrical Works	1,56,08,306.60	97,55,191.63	78,04,153.30	58,53,114.98
HVAC	1,22,18,480.80	76,36,550.50	61,09,240.40	45,81,930.30
ELV Works	1,91,12,948.80	1,19,45,593.00	95,56,474.40	71,67,355.80

The details of the subcontractor shall be submitted either along with the tender or subsequently after issuance of the work order. The main contractor shall obtain prior approval from CoPA before engaging any subcontractor for verification of the firm's credentials. Engagement of the subcontractor shall be subject to approval by CoPA.

2. Other Eligibility Considerations

2.1 Even though the bidders meet the above qualifying criteria, they are subject to be disqualified if they have:

i) made misleading or false representations in the forms, statements and attachments submitted in proof of the qualification requirements; and/or

ii) record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures, black listing/ debarring by Govt. departments etc.

2.2 The bidders having EPF/ ESI registration certificates only shall be considered for qualification in the tenderers, if applicable, as per EPF /ESI Acts. In case, the Tenderer does not have the required number of employees which makes such registration mandatory, an Undertaking as per Annexure – 11 to the effect shall be furnished.

3. Pertinent information to the tender is given in the following Tables:

i) Schedule of different activities till submission of the bid are detailed as under:

Table 2

Sl. No.	Particulars	Date and Time
1	Tender e- publication date	***10/01/2026***
2	Download period of Bid Documents	***10/01/2026 to 06/02/2026***
3	Last date for seeking clarification	***20/01/2025 up to 15:30 hrs***
4	Date of Pre-Bid meeting	***21/01/2026***
5	Last date and time of submission of Bid	***06/02/2026* up to 14.30 hrs**
6	Date and time of opening the Bid	***06.02.2026* after 15.00 hrs**

Bid information:

Table 3

i)	Estimated Amount put to Tender	: **Rs 17,81,94,481**
ii)	Earnest Money Deposit	:**Rs 35,63,890/-** furnished through Demand Draft or Banker's Cheque drawn in favour of Financial Adviser & Chief Accounts Officer, CoPA from any Nationalised Bank/ Scheduled Bank in India / Insurance Surety Bond from the Insurance Company duly approved by Insurance Regulatory and Development Authority of India or through RTGS/NEFT mode as per Bank details at Annexure-
iii)	Cost of Bid document	**Rs.11800/-** (Rs.10,000 + 18% GST) (Non refundable) furnished either through Demand Draft/ Banker's Cheque drawn in favour of the Financial Adviser & Chief Accounts Officer, CoPA from any Commercial Bank in India, or through RTGS/NEFT mode mode as per Bank details at Annexure- being the cost of single copy of the tender document.
iv)	Validity period of Tender	120 days from the Last Date of Submission of Bid.
v)	Time for Completion	8 Months

4. This work essentially comprises of the following:

A. Civil & Architectural Works

1. Demolition, dismantling, and safe disposal of existing PCC, RCC, brickwork, partitions, doors, windows, false ceilings, stone/tile flooring, skirting, dado, steel hand railings, glazing, and all related components, including complete debris clearance.
2. Providing and laying fully vitrified tiles, Matt/Antiskid finish Vitrified tiles, wall tiles, polished granite stone and finishing materials in all rooms, toilets, and pantry areas. Filling sunken floor areas in toilets using AAC brickbat concrete.
3. RCC works for lintels, shafts and roof slab.
4. Upgradation of existing meeting spaces including conversion of the Ground Floor conference room into an Auditorium and revamping of the Sixth Floor and Second Floor conference rooms.
5. Remodelling of workspaces into chambers, cabins, cubicles, and workstations, including integrated furniture layout.
6. Masonry works using precast concrete solid blocks.
7. Replacement of existing aluminium windows with UPVC units.
8. Joinery works including FRP doors, flush doors, wooden doors, UPVC windows/louvered doors/ventilators/aluminium glazed doors, fire resistant doors, frameless toughened glass door and associated frames.
9. Waterproofing treatment for sunken areas in WCs
10. Structural steel works for washbasin counters, second-floor roof, and conference hall stage, including protective epoxy coating.
11. Cement plastering of 12 mm thickness on new brickwork and repair plastering (12–20 mm) wherever required.
12. Complete interior painting works with premium quality paint including primer, putty, and finishing coats.
13. Partition Walls - Installation of 1.5m high half-height decorative laminate partition with aluminium framework, double skin cladded with 12mmthick BWP 710 on both sides; urinal partitions with HPL Compact Board; toilet cubicle; Fixed Glass Partition for Cabins; Gypsum Board Partition; Fibre Cement Board for covering ducts etc.
14. False ceiling works using gypsum moisture resistant boards in cabins and aluminium grid ceilings in toilets and passages.
15. Laminated wooden false ceiling using 710 BWP plywood (12 mm / 6 mm) in conference rooms and designated areas.
16. Laminated/decorative veneer/fluted Wall panelling using 710 BWP plywood/flexible plywood at the board room, lobby, corridors, reception and other specified locations. WPC fluted wall panelling/acoustic PET panelling at Board room and conference room.
17. Miscellaneous interior finishing works including installation of mirrors, decorative vertical panels, 3D artwork, office signage, acrylic LED illuminated logo, frosted privacy film/sticker, heavy-duty adhesive applications, and PVC coated polyester fabric roller blinds.
18. External development works like Designing, fabricating, testing, protection, installing and fixing in position semi (grid) unitized system of structural glazing (with open joints) for linear as well as curvilinear portions of the building for all heights and all levels; Providing, assembling and supplying vision glass panels (IGUs) comprising of hermetically-sealed 6-12- 6 mm insulated glass (double glazed) vision panel units; Providing & Laying of Cement Concrete paver blocks; GRC column works; Kota stone work; tactile tile work etc.
19. Fabrication and installation of office furniture such as tables, chairs, workstations, conference room/Board room furniture, and built-in storage units.

B. MEP Works

The MEP scope includes the supply, installation, testing, and commissioning of the following

systems:

B.1 Plumbing System

20. Installation of water supply lines, drainage networks, sanitary fittings, fixtures, and accessories.
21. Dismantling of existing sanitary fittings and replacement with new fixtures.

B.2 Electrical & ELV Works

22. Providing new Electrical wiring, conduiting, DBs, switch Boards, LED / Electrical fittings, LED light driver, TPN Tap off boxes, Cable trays etc. as per the schedule/ BOQ.
23. Providing new Main MV panels, DG synchronizing panels, Sub Panels, terminations etc. as per the schedule/BOQ.
24. Providing New DG set, shifting of old DG sets with panels, housing of DG sets, Exhaust pipes with insulation, foundations, earthing of DGs etc. as per the schedule/BOQ
25. Providing new UPS systems with batteries as per the schedule/BOQ.
26. Providing and terminations of cables, Earthing and commissioning of the entire work as per the schedule / BOQ
27. Providing new HVAC items including AC outdoor and indoor units, ventilation fans, ducting, copper piping, copper piping and duct thermal insulation, duct acoustic insulation, control wiring, wired and wireless controllers, raise ways/duct /shaft etc. for routing the same as per the schedule/BOQ
28. Providing new ELV system with telephone, DATA sockets, Data and telephone cabling and conduiting, Telephone units, EPABX, OFC cabling, Network switches, Network racks, cable trays for ELV, CCTV cameras, CCTV NVR, WiFi access points and wireless controllers, SFP modules, Patch panels and patch cables, and related items as per the schedule / BOQ
29. Providing new ELV-Audio/Video system with LED wall screen, Amplifiers, Mixers, Speakers, Interactive LED screens, Microphone, All in one video conferencing equipment, cabling, conduiting, network racks, LED TVs and related items as per the schedule / BOQ
30. Providing new Fire Fighting items with Electrical Fire pumps, Fire pump with Diesel engine, Air vessel, Pressure gauges, Flow switches, MS piping, Valves, Hydrant valves, yard hydrants, Branch pipes, Non percolated RRL hoses, Hose reels, Hose cabins, Sprinklers, smoke and heat detectors, air release valves, fire brigade connection ,Tank filling unit, Pipe supports ,Electrical wiring and conduiting for FAS and PA system, Manual call points, Fire alarm sounder, talk back unit system, Fire alarm panels ,PA speaker system with mic and amplifier, Fire extinguishers and signages as per the schedule / BOQ
31. Dismantling and removing the old existing Electrical wiring/Distribution items, Panels, Electrical fittings, Switch Board, DB's, cables, ELV items, old lightning arrestor strips/Mast, Fire Fighting items, AC systems etc. for enabling the proposed new work installation.

B.3 HVAC & Ventilation

32. Installation of air-conditioning equipment, ducting networks, ventilation systems, and relevant accessories.

B.4 Fire Protection System

33. Provision and installation of fire hydrants, sprinkler systems, fire extinguishers, pumps, pipelines, valves, and associated fire-safety infrastructure.

5. The **proposed site of work is the New Administrative Building located at the North End of Cochin Port Authority, Willingdon Island. The building comprises Ground Floor plus eight floors (G+8). The works are to be carried out in an operational office; therefore, only partial displacement of occupants may be carried** out**. In the first phase, the work shall be executed on the Ground Floor and the 6th Floor. Subsequently, the remaining floors shall be taken up in a phased manner. The 7th and 8th Floors are critical operational areas and cannot be vacated; hence, work in these areas shall also be carried out simultaneously with other floors. The entire scope of work shall be completed within a period of Eight (8) months.**

6. Tender documents can be downloaded from the e-Tendering portal ***www.tenderwizard.com/CPT*** on the dates specified in Table 2 given above by making online requisition. Bid document will also be available in Cochin Port website (www.cochinport.gov.in) as well as Govt. tender website, www.tenders.gov.in, which can be downloaded for submission. The cost of bid document shall be furnished in the form of Demand Draft/ Banker's Cheque drawn in favour of FA & CAO, CoPA along with the submission of bid.

7. The bidders need to obtain the one-time User ID & password for log-in to in **e- Tendering** system from the service provider **KEONICS** by paying registration amount of **Rs.1124/-** by online Payment using Credit/Debit Card/Net banking or DD in favour of "KSEDCL, Bangalore".

8. The intending bidder must have valid Class-II or III digital signature certificate to submit the bid. For further details and to obtain the digital signature, please contact e-Tender Help Desk No.080-40482000 / 9746118529 / 9605557738.

9. Tenders shall be submitted "**online"** strictly in accordance with the Instructions to Tenderers and Terms & Conditions given in the tender document.

10. The bidder is responsible to download Addenda/ Amendments/ Errata/ Replies to the queries of the bidders etc., if any, issued by the Employer, from the website before submission of the bid. **Any shortfall in uploading the said Addenda/ Amendments/ Errata/ Replies to the queries of Tenderer etc. duly signed along with the downloaded documents while uploading the Tender will render the Tender incomplete and incomplete Tender Documents may be rejected**.

11. All Bids are to be submitted **online only** on the website www.tenderwizard.com/CPT. No Bids shall be accepted off-line (Hard copy). Cochin Port Authority will not be held responsible for any technical snag or network failure during online bidding. It is the bidder's responsibility to comply with the system requirements i.e. hardware, software and internet connectivity at bidder's premises, to access the e-Tender portal. Under any circumstances, Cochin Port Authority shall not be liable to the bidders for any direct/indirect loss or damages incurred by them arising out of incorrect use of the e-Tender system or internet connectivity failures.

12. The Bidder shall submit Originals of: (i) DD / Banker's Cheque/ Pay Order / Insurance Security Bond / Bank Guarantee towards the cost of Tender document / EMD and (ii) Power of Attorney in favour of signatory(s) to the tender along with letter of submission and (iii) duly signed Integrity Pact in a sealed cover **to the Chief Engineer, Cochin Port Authority, W/Island, Cochin – 682009, KERALA**, before opening date and time of the tender. **Non submission of original financial document towards cost of Tender document and EMD Declaration, before opening date and time, of the Tender will be liable for rejection**.

13. **Micro and Small Enterprises (MSE's) Bidders who are registered with District Industries Centre (DIC) or Khadi and Village Industries Commission (KVIC) or Khadi and Village Industries Board (KVIB) or Coir Board or National Small Industries Corporation (NSIC) or directorate of Handicrafts and Handlooms or Udyog Aadhaar Memorandum or any other body specified by Ministry of MSME for similar nature of Works shall be eligible for issue of Bid Document free of cost and exemption from payment for issue of tender document & payment of EMD. They are required to submit documentary proof of such registration along with the offer, as detailed in Instructions to Bidders, for claiming the available exemptions and a scanned copy of Exemption Certificate duly notarized shall be uploaded in the e- Tender Portal. If the Registration Certificate does not pertain to the Category of "Similar Works" mentioned above, the Tender will be rejected.**

14. **Integrity Pact (IP)** shall cover this tender throughout its various phases, and IP would be deemed

as a part of the contract through an appropriate provision. The bidders should sign and submit an ―Integrity Pact to be executed between the bidder and Cochin Port Authority along with the bid in a separate envelope super scribed ―Integrity Pact in Technical Bid. Bids not accompanied by a duly signed ―Integrity Pact shall be liable for rejection. IP would be implemented through the following Independent External Monitor (IEM) for this tender:

- Shri.Harishwar Dayal,IDSE(Retd),
H-2, Lawyer Colony, Bypass Road,
Agra-282 005 (UP) Mobile No.9412095786.
e-mail id: dayalagra@gmail.com
- Shri.Deepak Chaturvedi, ITS(Retd),
Flat No.1, Sanchar Vihar, C-5814,
Sector-62, Uttar Pradesh, Noida -201301
Mobile No.9930408711.
e-mail id :chaturvedideep@rediffmail.com

For full details of the scheme of IP, you may visit the website of Central Vigilance Commission, New Delhi.

15. The undersigned reserves the right to reject/cancel/postpone any one or all tenders at any stage of the tender, which shall be binding on all bidders.

CHIEF ENGINEER
COCHIN PORT AUTHORITY