



## **KELAB RAHMAN PUTRA MALAYSIA (KRPM)** **(PPM-007-10-24121987)**

---

- TENDER** : **REQUEST FOR PROPOSAL (RFP):**  
**RFP is for the appointment of an Interior Design Consultant for the CURW (Club Upgrading & Refurbishment Works)**
- Closing Date** : 28<sup>th</sup> April 2026
- Submission** : The proposal from participating companies shall be put into The Tender Box located at the main office of KRPM in a sealed envelope marked “**RFP**”.
- Site Visit** : Companies interested to participate in this RFP shall visit the Club House Main Buildings of KRPM on Monday, 13<sup>th</sup> April 2026 at 11.00am
- Person to contact for further details** : Club Manager, Mr Ravindran Varnagopal (019-270 0734)
- Dated** : 8<sup>th</sup> April 2026

# KELAB RAHMAN PUTRA MALAYSIA (KRPM)

## UPGRADING & REFURBISHMENT WORKS TO THE CLUB HOUSE MAIN BUILDINGS, FACILITIES AND AMENITIES

### 1. INTRODUCTION & BACKGROUND

#### About KRPM

Kelab Rahman Putra Malaysia (KRPM) is a premier golf and country club established in 1987 and located in Bukit Rahman Putra, Sungai Buloh, Selangor is undertaking a major upgrading and refurbishment works of its clubhouse main buildings, facilities, and amenities to enhance member experience and modernize the club's image towards its 50<sup>th</sup> Anniversary Celebrations in 2037.

#### Purpose of This Request for Proposal (RFP)

KRPM invites qualified Interior Designers/Consultants/Architects to submit proposals for the full scope of interior design services, from concept development through to construction support and completion of the project. The selected Company will work closely with the General Committee of KRPM and its appointed Special Task Force and Management Team.

#### Location

Jalan BRP 2/1, Bukit Rahman Putra, 47000 Sungai Buloh, Selangor.

#### Scope of Areas to be Refurbished/Upgrades

The refurbishment covers approximately 51,074 square feet across three levels (Lower Ground, Ground Floor, and Upper Ground) as per listing below: -

<b>Level</b>	<b>Areas</b>
<b>Lower Ground</b>	Golf Registration, Golf Bag Area, Junior Changing Room, Golf Operations Office, Golf Changing Rooms (Male/Female), Children Room
<b>Ground Floor</b>	Gym Room, Sport Room, Swimming Pool Area, Golfer's Terrace, Main Lobby, Trophy Display Area, VIP Room
<b>Upper Ground</b>	Snooker Room, Mixed Lounge & Karaoke Room, Card Room, Putra Court, Banquet Room, Viewing Area, Ghafar Baba Room
<b>External Facade</b>	Roof painting, facial boards, gutters, external walls

***Refer to Appendix A for full area list***

## 2. OBJECTIVES & DESIGN PHILOSOPHY

### Overall Objective

To create a contemporary, welcoming, and functional clubhouse environment that enhances member experience, reflects the Club's identity, and is cost-effective to operate and maintain.

### Key Design Considerations

Proposals must demonstrate how the following factors are addressed:

<b>Factor</b>	<b>Requirements / Expectations</b>
<b>Concept</b>	A cohesive Modern Contemporary theme with simple, clean lines, open layouts, natural light, a sophisticated yet relaxed ambiance and incorporating universal design.
<b>Sustainability</b>	Incorporate sustainable design principles: energy-efficient lighting, natural ventilation where feasible, use of durable and low-maintenance materials, and strategies to reduce environmental impact.
<b>Maintenance</b>	Select finishes and fixtures that are easy to clean, resistant to wear, and reduce long-term operational upkeep. Provide lifecycle cost considerations.
<b>Safety</b>	Comply with all relevant safety standards (e.g., non-slip flooring, safe circulation paths, emergency lighting, fire safety). Special attention to areas used by children, seniors, and golfers with equipment.
<b>Authority Compliance</b>	Ensure all designs meet requirements of local council (MBSA), Fire and Rescue Department (BOMBA), utility authorities (TNB, SYABAS), and other regulatory bodies. The consultant shall assist in obtaining all necessary approvals.
<b>Operational Continuity</b>	Develop phasing and zoning strategies that minimize disruption to club operations during construction.

### **3. SCOPE OF ID CONSULTANT SERVICES**

The ID Consultant shall provide comprehensive interior design services, including but not limited to:

#### **Schematic Design Phase**

- Site analysis and existing conditions assessment.
- Develop conceptual layouts, mood boards, and design narratives for each area.
- Present schematic design for the approval of KRPM

#### **Design Development Phase**

- Prepare detailed space planning, finishes schedules, furniture layouts, and material specifications.
- Develop detailed drawings (floor plans, elevations, sections, reflected ceiling plans, millwork details).
- Coordinate with appointed M&E engineers, architects, and other consultants (if required) to integrate services.
- Provide cost estimates based on design development drawings.
- Incorporate value engineering as needed to align with budget.

#### **Authority Submission Support**

- Prepare all necessary drawings and documentation for submission to relevant authorities.
- Liaise with authorities to obtain approvals (MBSA, BOMBA, etc.).
- Update designs based on authority feedback.

#### **Tender Phase Support**

- Prepare tender documentation, including Bills of Quantities (BQ) or performance specifications, to be used by the ID Contractor/s.
- Assist in tender evaluation by providing technical clarifications.

#### **Construction Phase Support**

- Provide regular site visits to review workmanship and compliance with design.
- Respond to contractor's requests for information (RFIs), review and approve shop-drawings, method statement and material sample submissions.
- Evaluating variation orders and progress payments.
- Submission of periodic progress reports.
- Conduct snagging inspections and ensure project handover.

## Post-Completion

- Review and approve as-built drawings.
- Provide operation and maintenance manuals for built-in elements.

## 4. DELIVERABLES

The ID consultant (IDC) shall submit deliverables in accordance with the approved project schedule. Key deliverables include:

<b>Phase</b>	<b>Deliverables</b>
<b>Schematic Design</b>	Concept boards, space planning layouts, mood boards, preliminary cost estimate.
<b>Design Development</b>	Detailed drawings (all disciplines), finishes & material schedules, final cost estimate, 3D perspective drawings.
<b>Authority Submission</b>	Completed submission packages for all required authorities.
<b>Tender</b>	Tender documents, drawings and specifications, BQ with quantities (if applicable).
<b>Construction</b>	Site inspection reports, RFI responses, snagging lists.
<b>Completion</b>	Review as-built drawings, O&M manuals.

## 5. ID SUBMISSION REQUIREMENTS

- Interested Interior Designers/Consultants/Architects are to submit **the following proposals in a sealed envelope by Closing Date: [TBA]**
- Attention: STF KRPM Club Upgrading and Refurbishment, KRPM refurbishment and upgrading works of its clubhouse main buildings, facilities, and amenities, Kelab Rahman Putra Malaysia,

### **Technical Proposal**

- Company profile, relevant experience (especially in clubhouses, hospitality, or similar projects).
- Team composition (including CVs of key personnel: lead designer, project manager, technical team).
- Proposed design approach, including how the firm will address the key design considerations (sustainability, maintenance, safety, authority compliance).
- Proposed work plan and schedule, showing alignment with the overall project timeline
- References from past clients (minimum 3).

### **Financial Proposal**

- Lump sum fee for the full scope of services.
- Proposed payment schedule.
- Reimbursable expenses (if any) clearly stated.

## 6. TERMS & CONDITIONS

- **Confidentiality:** All project information provided in this RFP is confidential and shall not be disclosed to third parties.
- **Conflict of Interest:** The consultant must disclose any potential conflicts of interest.
- **Right to Reject:** KRPM reserves the right to reject any proposal that does not meet the requirements, or to cancel this RFP at any time without assigning a reason.
- **No Obligation:** Issuance of this RFP does not constitute an offer or obligation to award a contract.
- **Governing Law:** All contracts shall be governed by Malaysian law.

**PROPOSED UPGRADING AND REFURBISHMENT WORKS  
FOR KRPM CLUB HOUSE MAIN BUILDINGS, FACILITIES AND AMENITIES  
UPDATE ON 26TH MARCH 2026**

AREA	SCOPE OF WORK
PUTRA COURT	PRELIMINARIES WALL FINISHES DOOR AND IRONMONGERY MEP WORK
BANQUET ROOM	PRELIMINARIES WALL FINISHES CEILING WORKS MEP WORK
VIEWING AREA	FLOOR CHANGE ONLY
SNOOKER ROOM	PRELIMINARIES WALL FINISHES CEILING WORKS FLOOR FINISHES MEP WORK
KARAOKE ROOM	PRELIMINARIES WALL FINISHES CEILING WORKS FLOOR FINISHES BUILT-IN FIXTURE DOOR AND IRONMONGERY MEP WORK
MIXED LOUNGE	PRELIMINARIES WALL FINISHES CEILING WORKS FLOOR FINISHES SYSTEM FURNITURE & LOOSE FURNITURE MISCELLANEOUS MEP WORK

<p>MAIN WALKAWAY</p>	<p>PRELIMINARIES  WALL FINISHES  CEILING WORKS  FLOOR FINISHES  BUILT-IN FIXTURE  MEP WORK</p>
<p>GOLF REGISTRATION AREA</p>	<p>PRELIMINARIES  WALL FINISHES  CEILING WORKS  FLOOR FINISHES  BUILT-IN FIXTURE  SYSTEM FURNITURE &amp; LOOSE FURNITURE  DOOR AND IRONMONGERY  MEP WORK</p>
<p>GOLF BAG AREAS</p>	<p>PRELIMINARIES  WALL FINISHES  CEILING WORKS  FLOOR FINISHES  MEP WORK  ROOFING  SIGNAGES  PAINTINGS</p>
<p>JUNIOR CHANGING ROOM</p>	<p>PRELIMINARIES  WALL FINISHES  BUILT-IN FIXTURE  MEP WORK</p>
<p>GOLF OPERATIONS OFFICE</p>	<p>PRELIMINARIES  WALL FINISHES  CEILING WORKS  FLOOR FINISHES  BUILT-IN FIXTURE  MEP WORK</p>

GOLF CHANGING ROOM-M	PRELIMINARIES WALL FINISHES CEILING WORKS FLOOR FINISHES BUILT-IN FIXTURE SYSTEM FURNITURE & LOOSE FURNITURE MISCELLANEOUS MEP WORK
GOLF CHANGING ROOM-FM	PRELIMINARIES WALL FINISHES CEILING WORKS FLOOR FINISHES BUILT-IN FIXTURE SYSTEM FURNITURE & LOOSE FURNITURE MISCELLANEOUS MEP WORK
CHILDREN ROOM	PRELIMINARIES WALL FINISHES CEILING WORKS FLOOR FINISHES BUILT-IN FIXTURE SYSTEM FURNITURE & LOOSE FURNITURE MEP WORK
GYM ROOM	PRELIMINARIES FLOOR FINISHES & EXTENSION
SPORT ROOM	WALL FINISHES MEP WORK
SWIMMING POOL AREA	PRELIMINARIES WALL FINISHES CEILING WORKS BUILT-IN FIXTURE MEP WORK BREAK THE COUNTER AND WIDEN THE SPACE

GOLFER'S TERRACE	PRELIMINARIES WALL FINISHES FLOOR FINISHES
MAIN LOBBY	PRELIMINARIES WALL FINISHES CEILING WORKS BUILT-IN FIXTURE MEP WORK
TROPHY DISPLAY AREA	BUILT-IN FIXTURE
VIP ROOM	PRELIMINARIES FLOOR FINISHES MISCELLANEOUS MEP WORK
OTHERS	CHANGE ALL GUTTERS  ELVATOR AT GOLFER TERRACE AREA TO EXCESS TO BANQUET HALL AND PUTRA COURT  RAINWATER HARVESTING – ROOF TOP, PRO SHOP AREA AND BUGGY WASHING AREA