



INDIAN INSTITUTE OF TECHNOLOGY DELHI

HAUZ KHAS, NEW DELHI – 110016

AC DIVISION

TENDER DOCUMENT

NAME OF WORK : Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi

ESTIMATED COST ₹ : 2,18,65,152.00

EMD ₹ : 4,37,303.00 (No exemption allowed)

N.I.T. No. : 23/1110/IITD/AC/2026-27

Date of Opening : 21-07-2026

NIT for the above-mentioned work has been prepared with the following:

1	Amount of NIT (INR)	:	2,18,65,152.00
2	Earnest money (INR)	:	4,37,303.00
3	Period of CAMC	:	12 months
4	Last date of submission (online)	:	20-07-2026 upto 3 PM
5	Date of opening	:	21-07-2026 after 3 PM
6	Form of NIT	:	CPWD / IITD – 8
7	Schedule applicable	:	Current Market Rate
8	Material stipulated	:	As per Schedule of Work
9	Chargeable heads	:	31.06.30
10	Work code no.	:	2021/006/1110
12	NIT No.	:	23/1110/IITD/AC/2026-27

Certified that this NIT contains 1 to 65 pages.

SA

JE

AEE-in-charge
AC Division

NIT amounting to Rs.2,18,65,152.00 is approved.

Institute Engineer

CONTENTS

Sr. No.	Description	Page	
		From	To
1	Notice Inviting Tender	04	05
2	Schedule of NIT	06	07
3	Instruction for online bid submission	07	10
4	Information & instruction to bidders	11	14
5	List of Mandatory Documents to be uploaded	15	16
6	IITD / CPWD 6 Form	17	20
7	Integrity Pact	21	27
8	IITD – 7/8 Form	28	29
9	Proforma of Schedule	30	35
10	Commercial & Additional conditions and Special conditions	36	42
11	Broad Highlights of Equipments	43	46
12	Penalty Rates	47	47
13	Annexure – 1(Declaration)	48	48
14	Annexure – 2 (sample PBG format)	49	50
15	Annexure – 3 (Work Experience details)	51	51
16	Annexure – 4 (EMD Declaration)	52	52
17	Annexure – 5 (Sample Affidavit)	53	53
18	Annexure – 6 (MoU Associated Contractor)	54	55
19	Bid Submission Check List	56	56
20	Schedule of Quantity	57	65

INDIAN INSTITUTE OF TECHNOLOGY DELHI

AC DIVISION

NOTICE INVITING E-TENDER

IITD/WORKS (SP-5344)/2026

Assistant Executive Engineer-in-charge, AC Division, Indian Institute of Technology Delhi, Hauz Khas, New Delhi – 110016, Ph. No. 011-2659 1746 on behalf of Board of Governors invites online Item Rate Tender from **Contractors of Repute dealing with E&M installation / maintenance work in two bid system as per details given below.**

1	Name of work	:	Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi
2	NIT No.	:	23/1110/IITD/AC/2026-27
3	Estimated Cost (Rs.)	:	2,18,65,152.00
4	Earnest Money Deposit (Rs.)	:	4,37,303.00 (No exemption allowed)
5	Period of CAMC	:	12 months
6	Last date & time of bid submission	:	Upto 3 PM of 20-07-2026
7	Performance Bank Guarantee	:	5 percent of the Estimated cost put to tender (ECPT) or Contract amount whichever is higher

The bid forms and other details may be downloaded from Central Public Procurement Portal (<http://eprocure.gov.in/eprocure/app>). Aspiring bidders who have not enrolled / registered in e-procurement should enrol / register themselves before participating through web site <http://eprocure.gov.in/eprocure/app>. The portal enrolment is free of cost. Bidders are advised to go through instructions provided at “Instructions for online bid submission.”

Bidders can access quotation / tender documents on the website (for searching in the NIC site), kindly go to quotation search option and type ‘IIT’. Thereafter, click on “GO” button to view all IIT quotations. Select the appropriate quotation / tender and fill them with all relevant information and submit the completed Quotation / Tender document online on the website <http://eprocure.gov.in/eprocure/app> as per the schedule given in the next page.

No manual bids will be accepted. All bids (both Technical & Financial) should be submitted in the e-procurement portal.

**Assistant Executive Engineer-in-charge, AC Division
For & on behalf of BOG, IIT Delhi**

Ch. Head	:	31.06.30	NPN	Work Code	:	2021/006/1110
----------	---	----------	-----	-----------	---	---------------

Copy to:-

1. DR / A.R. (Works)
2. A.R. (A/C)
3. A.R. (Store Purchase Section)
4. Notice Board
5. Office copy

SCHEDULE

1	Name of organisation	:	Indian Institute of Technology Delhi
2	Tender / Quotation type (open / limited / EOI / auction / single)	:	Open
3	Tender / Quotation category (services / goods / works)	:	Services, goods & works
4	Type of Contract (work / supply / auction / service / buy / empanelment / sell)	:	Works & Services
5	Form of contract (IITD – 7/8)	:	IITD – 8
6	Work Category (civil / electrical / fleet management / computer systems)	:	Electrical & Air Conditioning
7	Is multi-currency allowed?	:	No
8	Date of publishing / issue / start	:	10-07-2026 at 15.00 Hrs.
9	Document download start date	:	10-07-2026 at 15.00 Hrs.
10	Document download end date	:	21-07-2026 at 15.00 Hrs.
11	Date & time of pre-bid meeting	:	No pre-bid meeting be held
12	Venue of pre-bid meeting	:	Not applicable
13	Last date & time of uploading of bids	:	Upto 3 PM of 20-07-2026
14	Date & time of opening of Technical Bids	:	21-07-2026 after 3 PM
15	Earnest Money Deposit (EMD) Rs.	:	4,37,303.00 (No exemption allowed)
16	Mode of payment of EMD	:	Can be paid through RTGS/NEFT/Offline as under. IIT Delhi Bank details are as under: Name of the Bank A/C : IITD Revenue Account SBI A/C No. : 10773572622 Name of the Bank : State Bank of India, IIT Delhi, Hauz Khas, New Delhi-110016 IFSC Code : SBIN0001077 MICR Code : 110002156 Swift No. : SBININBB547 (This is mandatory that UTR Number is provided in the on-line quotation/bid. (Kindly refer to the UTR Column of the Declaration Sheet at Annexure-II) OR Demand Draft / FDR favouring Registrar, IIT Delhi Payable at SBI, IIT Delhi Branch. Scanned copy of DD / FDR needs to be uploaded alongwith the Technical Bid. Exact Original DD/ FDR shall have to be submitted to the tender inviting authority by the bidder as and when required after opening of bid.
17	Bid without EMD / Non-submission of original DD	:	To be considered as UNRESPONSIVE and bid shall summarily be rejected
18	No. of bids / covers (1 / 2 / 3 / 4)	:	2

19	Address for communication	:	Assistant Executive Engineer-in-charge, AC Division , Works Department, IIT Delhi, Hauz Khas, New Delhi – 110016
20	Contact No.	:	011 2659 1746
21	e-mail address for communication	:	a26984@admin.iitd.ac.in ; ie@admin.iitd.ac.in

INSTRUCTIONS FOR ONLINE BID SUBMISSION

As per the directives of Department of Expenditure, this quotation / tender document has been published on the Central Public Procurement Portal (URL: <http://eprocure.gov.in/eprocure/app>). The bidders are required to submit softcopies of their bids electronically on the CPP portal, using valid Digital Signature Certificates (DSC). The instructions given below are meant to assist the bidders in registering on the CPP portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP portal.

More information useful for submitting online bids on the CPP portal may be obtained at <http://eprocure.gov.in/eprocure/app>

REGISTRATION

1. Bidders are required to enrol on the e-procurement module of the Central Public Procurement portal (URL: <http://eprocure.gov.in/eprocure/app>) by clicking on the link, “click here to enrol”. Enrolment on the CPP portal is free of charge.
2. As part of the enrolment process, the bidders will be required to choose a unique user name and assign a password for their accounts.
3. Bidders are advised to register their valid e-mail address and mobile number as part of the registration process. These would be used for any communication from the CPP Portal.
4. Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (class 2 or class 3 certificates with signing key usage) issued by any certifying authority recognised by CCA India (e.g. Sify / TCS / nCode / eMudhra etc.) with their profile.
5. Only one valid DSC should be registered by a bidder. Please note that bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.
6. Bidder then logs into the site through the secured log-in by entering their user ID / password and the password of the DSC / eToken.

SEARCHING FOR TENDER DOCUMENTS

1. There are various search options built in the CPP portal to facilitate bidders to search active tenders by several parameters. These parameters could include tender ID, organisation name, location, date, value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as organisation name, form of contract, location, date, other keywords etc. to search for a tender published on the CPP portal.
2. Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. The tenders can be moved to the respective "My Tenders" folder. This would enable the CPP portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
3. The bidder should make a note of the unique Tender ID assigned to each other, in case they want to obtain any clarification / help from the Helpdesk.

PREPARATION OF BIDS

1. Bidder should take into account any corrigendum published on the tender document before submitting their bids.
2. Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bids. Please note the number of covers in which the bid documents have to be submitted. Any deviations from these may lead to rejection of the bids.
3. Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF formats. Bid documents may be scanned with 100 dpi with black & white option.
4. To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor's certificates, etc.) has been provided to the bidders. Bidders can use "My Space" area available to them to upload such documents. These documents may be directly submitted from the "My Space" area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

SUBMISSION OF BIDS

1. Bidder should log into the site well in advance for bid submission so that he / she upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
2. The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
3. Bidder has to select the payment option as "on-line" to pay the tender fee / EMD as applicable and enter details of the instrument. Whenever, EMD / Tender fees is sought, bidders need to pay the tender fee and EMD separately on-line through RTGS (Refer to Schedule, Page no. 3)

4. A standard BOQ Format has been provided with the tender document to be filled by all the bidders. Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. Bidders are required to download the BOQ file, open it and complete the white coloured [unprotected] cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it online, without changing the filename. If the BOQ file is found to be modified by the bidder, the bid will be rejected.

OR

In some cases financial bids can be submitted in PDF format as well (in lieu of BOQ).

5. The server time (which is displayed on the bidders' dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
6. All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorised persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128-bit encryption technology. Data storage encryption of sensitive fields is done.
7. The uploaded tender documents become readable only after the tender opening by the authorised bid openers.
8. Upon the successful and timely submission of bids, the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
9. Kindly add scanned PDF of all relevant documents in a single PDF file of compliance sheet.

ASSISTANCE TO BIDDERS

1. Any queries relating to tender document and the terms and conditions contained therein should be addressed to the tender inviting authority for a tender or the relevant contact person indicated in the tender.
2. Any queries relating to the process of online bid submission or queries relating to CPP portal in general may be directed to the 24 x 7 CPP Portal Help Desk. The contact number of the helpdesk is 18002337315.

GENERAL INSTRUCTIONS TO THE BIDDERS

1. The tenders will be received online through portal <https://eprocure.gov.in/eprocure/app>. In the technical bids, the bidders are required to upload all the documents in PDF format.
2. Possession of a valid class II / III Digital Signature Certificate (DSC) in the form of smart card / e-token in the company's name is a prerequisite for registration and participating in the bid submission activities through <https://eprocure.gov.in/eprocure/app>. Digital Signature Certificates can be obtained

from the authorised certifying agencies, details of which are available in the website <https://eprocure.gov.in/eprocure/app> under the link “Information about DSC”.

3. Tenderers are advised to follow the instructions provided in the “Instructions to the tenderer” for the e-submission of the bids online through the Central Public Procurement Portal for e-procurement at <https://eprocure.gov.in/eprocure/app>.

INFORMATION & INSTRUCTION TO BIDDERS FOR E-TENDERING

Assistant Executive Engineer-in-charge, AC Division, Indian Institute of Technology Delhi, Hauz Khas, New Delhi – 110016, Ph. No. 011-2659 1746 on behalf of Board of Governors invites online **Item Rate Tender** from Contractors of Repute dealing with E&M installation / maintenance work in two bid system as per details given below:

Sr. No.	NIT No.	Name of Work & Location	Estimated cost put to bid (Rs.)	Earnest money (Rs.)	Period of CAMC	Last date & time of submission of bid	Time & date of opening of Technical Bid	Time & date of opening of Financial Bid
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	23/1110/IITD/AC/2026-27	Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi	2,18,65,152.00	4,37,303.00 (No exemption allowed)	12 months	Upto 3 PM of 20-07-2026	21-07-2026 after 3 PM	To be decided after assessing Technical Bids

- The successful bidder shall be required to submit a performance guarantee of 5% of the Estimated cost put to tender (ECPT) or Contract amount whichever is higher in the form of Bank Guarantee or F.D.R. from a Nationalized / Scheduled Bank within fifteen days of issue of letter of intent before award of work. In case of failure by the Contractor to submit the performance guarantee within the specified period, full earnest money will be forfeited by the Institute, and the tender shall be treated as null and void. EMD shall be refunded after submission of PBG. **The performance guarantee shall be initially valid up to the stipulated date of completion (i.e. 12 months) plus 180 days beyond that.**
- The bid will be treated as abnormally low if the quoted bid is lesser than 80% of the estimated cost put to tender.
- Requirement of Additional Performance Guarantee (APG):** In case of abnormally low bids as defined above, the bidder shall be required to submit Additional Performance Guarantee (APG) in addition to the Standard Performance Guarantee (PG) as stated above. The amount of Additional Performance Guarantee (APG) shall be equivalent to the difference between the 80% amount of ECPT and quoted amount. (e.g. if ECPT is A and quoted amount is 0.7A then the amount of APG shall be $0.8A - 0.7A$). The Additional

Performance Guarantee (APG) shall be in the prescribed format of Performance Guarantee and has to be submitted within the time frame prescribed for submission of Performance Guarantee. The other terms and conditions of release etc. of APG shall be same as that of PG.

4. **Earnest money (EMD)** shall have to be deposited / submitted as stipulated in the schedule. **Declaration to be submitted** by the bidder as indicated in the list of mandatory documents, if scanned copy of DD / FDR is submitted for EMD.
5. Contractors who fulfil the following requirements shall be eligible to apply. Joint ventures are not accepted.
 - a. Should have satisfactorily completed the works as mentioned below during the last Seven years ending **last day of the month previous to one in which tenders are invited.**
 - i. **Three** similar works each costing not less than **Rs.87,46,000.00**, or **two** similar works each costing not less than **Rs.1,31,19,000.00**, or one similar work costing not less than **Rs.1,74,92,000.00**.
6. The value of executed work shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last day of submission of bids.
7. **Similar work means: "Operation and Maintenance (O&M) of Central Air Conditioning System (both High and Low side) having capacity of individual Chiller unit not less than 350 TR or SITC of Central Air Conditioning System in a Building including High and Low Side in a single contract having individual chiller capacity not less than 350 TR".**
8. **Work means** work done with some Central Government Department / State Government Department / Central Autonomous Body / *State Autonomous Body* / Central Public Sector Undertaking / *State Public Sector Undertaking* / City Development Authority / Municipal Corporation of City formed under any Act by Central / State Government and published in Central / State Gazette / any Public Authority or any Reputed Private Organisation.
9. Completion certificates are required to be got issued by an officer not below the rank of Executive Engineer / Manager of similar works completed by the Firm. The work experience certificates submitted by the bidders shall clearly indicate that:
 - a. **The similar work executed shall be as per '5' above**
 - b. **The completed cost of the work**
 - c. **Actual date of completion of the work**
10. IITD is committed to follow the principle of transparency, equity, and competitiveness in public procurement. Before submission of bid, **each bidder should sign integrity pact at respective places** and submit the bid. **If duly signed integrity pact is not submitted by bidder, such bid shall not be considered.**
11. **The intending bidder must read the terms and conditions [both commercial & Additional] & IITD - 6 carefully** which will be the part of the Contract. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
12. Information and Instructions for bidders posted on website shall form part of bid document.

13. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website e-procure.gov.in free of cost.
14. But the bid can only be submitted after submission/uploading of EMD as prescribed in the schedule.
15. Copy of all mandatory documents as desired in the NIT shall be scanned and up-loaded to the e-Tendering website within the period of bid submission. During scrutiny of technical bids, if required, bidders may be asked to submit original documents for cross checking. However, certified / original copy of all the scanned and up-loaded documents shall have to be submitted by the lowest bidder only within a week physically in the office of the tender inviting authority.
16. Online bid documents submitted by intending bidders shall be opened only of those bidders, who has submitted prescribed EMD, and other documents scanned and uploaded are found in order.
17. Those contractors not registered on the website mentioned above, are required to get registered beforehand. Bidders should refer "Instruction for Online Bid Submission" given earlier for further assistance.
18. When bids are invited in two / three stages systems and if it is desired to submit revised financial bid it shall be mandatory to submit revised financial bid. If not submitted, then the bid submitted earlier shall become invalid.
19. The department reserves the right to reject any prospective application without assigning any reason and to restrict the list of qualified contractors to any number deemed suitable by it, if too many bids are received satisfying the laid down criterion.
20. Contractors must ensure to quote rate of each item.
21. **The bid submitted shall become invalid if:**
 - a. The bidder is found ineligible.
 - b. The bidder does not upload scanned copies of all the documents stipulated in the bid document.
 - c. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening / accepting authority.
 - d. If a tenderer quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
 - e. EMD not deposited / submitted as specified.
22. Equipment to be supplied, if any, shall satisfy Class-1 criteria. 'Class – 1 Local Supplier' means a supplier or service provider, whose goods, services or works offered for procurement has local content equal to or more than 50% as defined under Order No. P-45021/2/2017-PP(BE-II) dated 04-06-2020 issued by Department for Promotion of Industry and Internal Trade (Public Procurement Section), Ministry of Commerce and Industry, Govt of India.
 - a. 'Local Content' means the amount of value added in India which shall unless and otherwise prescribed by the nodal ministry, be the total value of the item procured (excluding net

domestic indirect taxes) minus the value of imported content in the item (including all domestic duties) as a proportion of the total value, in percent.

- b. For the purpose of verification of 'Local Content', the Class-1 Local Supplier / Service Provider at the time of bidding, tender or solicitation shall be required to indicate percentage of local content and provide self-certification that the items offered meet the local content requirement for Class – 1 Local Supplier. They shall also give details of the location(s) at which the local value addition is made.
- c. In cases of procurement for a value in excess of 10 crore, the Class – 1 Local Supplier shall be required to provide a certificate from the statutory auditor or cost auditor of the company (in case of the companies) or from a practicing cost accountant or practicing chartered accountant (in respect of suppliers other than companies) giving the percentage of local content.
- d. Nodal Ministries may constitute committees with internal and external experts for independent verification of self-certifications and auditor's / accountant's certificates on random basis and in the case of complaints.
- e. False declarations will be in breach of Code of Integrity under rule 175(1)(i)(h) of the General Financial Rules for which a bidder or its successors can be debarred for upto two years as per Rule 151 (iii) of the General Financial Rules along with such other actions as may be permissible under law.

List of MANDATORY DOCUMENTS to be scanned and uploaded within the period of bid submission:

Sr. No.	:	Details of Document
1	:	Annexure – 1 (Declaration) duly filled in and got signed by the bidder
2	:	Annexure – 3 (Details of Work under Experience) duly filled and properly signed
3	:	Annexure – 4 (EMD Declaration), if applicable
4	:	Proof of online EMD deposit / Scanned copy of DD / FDR submission (favouring 'Registrar, IIT Delhi') The undertaking as per Annexure – 4 shall be submitted if EMD is submitted as DD/FDR
5	:	Certificate of work experience as desired (read clauses 3 to 7 above) The experience/completion certificate should include the name of work, Agreement No, Estimated cost, Tendered / awarded cost, Total cost of work done, stipulated date of start and completion of work and actual date of completion of work. <i>[N.B. – for experience in non-govt organisation, see point 14 below for further Compliances]</i>
6	:	Certificate of GST Registration
7	:	Affidavit as per provision of the clause 1.2.2 of IITD-6 vide page 17 (To be submitted on <u>stamp paper</u> (not less than rupees one hundred) and <u>date of affidavit</u> and <u>purchase of stamp paper shall not be earlier</u> than the publication of NIT. <u>NIT number, Name of work shall invariably be written on the 1st page of the Stamp Paper</u>) Affidavit shall be got notarised. Any deviation to above in submission of Affidavit, bidder shall be required to resubmit fresh Affidavit failing which the bid shall liable to be rejected. N.B. – Bidder may refer to Annexure – 5 how to prepare Affidavit
8	:	Acceptance to execute INTEGRITY PACT (see integrity pact page no. 22)
9	:	IITD 7 / 8 duly signed and stamped
10	:	EPFO & ESIC registration with upto date paid challan (challan shall be not older than two months from the month on which the tender is invited)
11	:	Valid Electrical Licence in the name of the contractor. <i>if the bidder does not possess electrical licence in his own name, he shall have to submit an undertaking on their letter head and the bidder shall scan and upload following undertaking along with other bid documents.</i> <i>a. "I/We undertake that, if I/we do not possess in my/our name a valid electrical license as required, I/we shall associate an agency having such</i>

		<i>a licence for execution of work which requires such a licence”.</i>
12	:	Power of Attorney, as applicable, as per following “In the event of tender being submitted by a firm, it must be signed separately by each partner thereof or in the event of the absence of any partner, it must be signed on his behalf by a person holding a power of attorney authorising him to do so, such power of attorney to be produced with the tender and it must disclose that the firm is duly registered under the Indian Partnership Act 1952.”
13	:	Written commitment on firm’s letter head that they will enter into an contract (MoU) with the respective OEMs or their Authorised Agents for maintenance of High side of Chiller (Daikin), Cooling Tower (Paharpur) and IBMS (Johnson Controls) as per Annexure-5 and submit the same within 15 days of issue of acceptance letter, failing which PBG shall be forfeited and work shall be cancelled without any notice.
14	:	Following documents are to be provided by the bidder if Non-Govt / Not-Public (Private) Organisation Experience certificate is submitted in support of eligibility: TDS certificate of the work experience certificate (related to 5 above). Bidder has to highlight the particular work for which TDS has been recorded.
15	:	Any other document as specified in the NIT

Note:

- Hard copies of documents are to be submitted as per clause 9.1 of IITD-6
- Original copies of documents are to be submitted for verifications as and when demanded by the tender inviting authority
- Bidders are advised to keep the Original Affidavit, EMD (if not deposited online) ‘as it is’ in safe custody till finalisation of bid

**Assistant Executive Engineer in-charge, AC Division
For & on Behalf of BOG, IIT Delhi**

INDIAN INSTITUTE OF TECHNOLOGY DELHI NOTICE INVITING E-TENDER

- 1.0 Item rate tenders are invited on behalf of The Board of Governors, IIT Delhi, Hauz Khas, New Delhi - 110016 from **Contractors of Repute dealing with E&M installation / maintenance work in two bid system as per details given below for the work of Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi**
- 1.1 The work is estimated to cost Rs.2,18,65,152.00. This estimate, however, is given merely as a rough guide.
- 1.2 Intending bidder is eligible to submit the bid provided he has definite proof from the appropriate authority, which shall be to the satisfaction of the competent authority, of having satisfactorily completed similar works of magnitude specified below:-
- 1.2.1 **Criteria of eligibility for submission of bid documents: Conditions for intending bidders / contractors**
- 1.2.1.1 **Three** similar works each costing not less than Rs.87,46,000.00, or **two** similar works each costing not less than Rs.1,31,19,000.00, or one similar work costing not less than Rs.1,74,92,000.00 in last 7 years ending last day of the month previous to the one in which tenders are invited. The value of executed work shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to last date of submission of bid.
- 1.2.2 **To become eligible for issue of bid, the bidders shall have to furnish an affidavit as under: -** “I / We undertake and confirm that eligible similar works(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I / we shall be debarred for bidding in IIT Delhi in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee (Scanned copy to be uploaded at the time of submission of bid)”
- 2.0 Agreement shall be drawn with the successful bidders on prescribed Form No. IITD 7/8 which is available as IIT Delhi Publication. Bidders shall quote their rates as per various terms and conditions of the said form which will form part of the agreement.
- 3.0 **The time allowed for carrying out the work of CAMC will be 12 months** from the date of start as defined in schedule ‘F’ or from the first date of handing over of the site, whichever is later, in accordance with the phasing, if any, indicated in the bid documents.
- 4.0 The site for the work is available.
- 5.0 The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract Form can be seen from the web Site **e-procure.gov.in**.
- 6.0 After submission of the bid the contractor can re-submit revised bid any number of times

- but before last time and date of submission of tender as notified.
- 7.0 While submitting the revised bid, contractor can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) but before last time and date of submission of tender as notified.
- 8.0 If it is desired to submit revised financial bid then it shall be mandatory to submit revised financial bid. If not submitted then the tender submitted earlier shall become invalid.
- 9.0 EMD shall have to be deposited / submitted as stipulated in the schedule of the NIT.
- 9.1 Copy of all 'mandatory documents' and other documents as specified in the press notice shall be scanned and uploaded to the e-tendering website within the period of bid submission. ***However, original affidavit, EMD (if not deposited online) and certified copies of all the scanned and uploaded documents as specified in NIT shall have to be submitted by the lowest bidder only within a week physically in the office of tender opening authority. Original copies of other documents are also to be shown for scrutiny and verifications by the tender opening / accepting authority.***
- 10.0 **The bid submitted shall become invalid if:**
- 10.1 The bidder is found ineligible.
- 10.2 The bidder does not upload scanned copies of all the documents stipulated in the bid document.
- 10.3 If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening / accepting authority.
- 10.4 If a tenderer quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
- 10.5 EMD not deposited / submitted as specified.
- 11.0 The contractor whose bid is accepted will be required to furnish **performance guarantee** of 5% (Five Percent) of the **Estimated cost put to tender (ECPT) or Contract amount whichever is higher as provisioned in Schedule F** within the period specified in Schedule F. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of the Commercial Banks in accordance with the prescribed form. In case the contractor fails to deposit the said performance guarantee within the period as indicated in Schedule 'F', including the extended period if any, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee.
- 12.0 Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground and subsoil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all

- other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.
- 13.0** The competent authority on behalf of the Board of Governors does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidder shall be summarily rejected.
- 14.0** Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection.
- 15.0** The competent authority on behalf of the Board of Governors reserves to himself the right of accepting the whole or any part of the bid and the bidder shall be bound to perform the same at the rate quoted.
- 16.0** The contractor shall not be permitted to bid for works in the IITD responsible for award and execution of contracts, in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any Gazetted officer in the IIT Delhi. Any breach of this condition by the contractor would render him liable to be debarred from bidding process in future in IIT Delhi.
- 17.0** No Engineer of Gazetted rank or other Gazetted Officer employed in Engineering or Administrative duties in an Engineering Department of the Government of India is allowed to work as a contractor for a period of one year after his retirement from Government service, without the prior permission of the Government of India in writing. This contract liable to be cancelled, if, either the contractor or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as aforesaid before submission of the bid or engagement in the contractor's service.
- 18.0** **The bids for the work shall remain open for acceptance for a period of 75 (seventy five) days from the date of opening of technical bids. Further**
- 18.1** If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department within 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
- 18.2** If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department after expiry of 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
- 18.3** In case of forfeiture of earnest money as prescribed in para (18.1) and (18.2) above, the bidders shall not be allowed to participate in the rebidding process of the same work.

- 19.0** This notice inviting bid shall form a part of the contract document. The successful bidder / contractor, on acceptance of his bid by the Accepting Authority shall **within fifteen days** from the stipulated date of start of the work, sign the contract consisting of:-
- 19.1** The Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.
- 19.2** Standard IITD Form –7/8 or other Standard IITD Form as applicable.
- 20.0** **Integrity Pact:** The contractor shall download the Integrity Pact, which is a part of tender documents, affix his signature and upload the same while submitting online bids. In the event of his failure to sign and upload the Integrity Pact along with other bid documents, his bid shall be rejected.
- 21.0** **The contractor has to enter into agreement with the OEM or their Authorised Service Agent (Associated contractor) for carrying out comprehensive maintenance (CMC) of specialized component(s). The Memorandum of Understanding for associate contractor is enclosed in this document (Annexure – 5). Copy of such agreement shall be submitted to AEE in charge of AC Division, IIT Delhi within 10 days of award of work. In case of change of associate contractor, the main contractor has to enter into agreement with the new contractor associated by him.**

INTEGRITY PACT

To

.....,
.....,
.....

Sub: NIT No. 23/1110/IITD/AC/2026-27 for the work of “Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi”

Dear Sir,

It is hereby declared that IIT Delhi (IITD) is committed to follow the principle of transparency, equity and competitiveness in public procurement.

The subject Notice Inviting Tender (NIT) is an invitation to offer made on the condition that the Bidder will sign the Integrity Agreement, which is an integral part of the tender/bid documents, failing which the tender/bidder will stand disqualified from the tendering process and the bid of the bidder would be summarily rejected.

This declaration shall form part and parcel of the Integrity Agreement and signing of the same shall be deemed as acceptance and signing of the Integrity Agreement on behalf of the IITD.

Yours faithfully,

**Assistant Executive Engineer in-charge, AC Division
For & on Behalf of BOG, IIT Delhi**

[TO BE SUBMITTED DULY SIGNED BY THE BIDDER ALONGWITH BID DOCUMENTS]

To

**Assistant Executive Engineer-in-charge, AC Division,
IIT Delhi, Hauz Khas,
New Delhi – 110016**

Subject: Submission of Bid for the work of “Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi”

Dear Sir,

I / We acknowledge that IIT Delhi is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

I / We agree that the Notice Inviting Tender (NIT) is an invitation to offer made on the condition that I / We will sign the enclosed integrity Agreement, which is an integral part of tender / bid documents, failing which I / We will stand disqualified from the tendering process. I / We acknowledge that THE MAKING OF THE BID SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE of this condition of the NIT.

I / We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by IITD. I / We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article 1 of the enclosed Integrity Agreement.

I / We acknowledge that in the event of my/our failure to sign and accept the Integrity Agreement, while submitting the tender/bid, IITD shall have unqualified, absolute and unfettered right to disqualify the tenderer /bidder and reject the tender/bid in accordance with terms and conditions of the tender/bid.

Yours faithfully,

(Duly signed by authorized signatory of the Bidder)

(To be signed by the bidder and same signatory competent / authorized to sign the relevant contract on behalf of IITD)

INTEGRITY AGREEMENT

This Integrity Agreement is made at on this day of.....
20.....

BETWEEN

The Board of Governors, IIT Delhi, Hauz Khas, New Delhi - 16 represented through **Assistant Executive Engineer-in-charge, AC Division, IIT Delhi**, (Hereinafter referred as the '**Principal/Owner**', '**Principal/Owner**', which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

.....
.....

(Name and Address of the Individual/firm/Company)

Through.....

..... (Hereinafter referred

(Details of duly authorized signatory)

to as the "**Bidder/Contractor**" and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

PREAMBLE

WHEREAS the Principal / Owner has floated the Tender (NIT No. 23/1110/IITD/AC/2026-27) (hereinafter referred to as "**Tender/Bid**") and intends to award, under laid down organizational procedure, contract for "**Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi**" (Name of work) hereinafter referred to as the "**Contract**".

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with its Bidder(s) and Contractor(s) AND WHEREAS to meet the purpose aforesaid both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as "**Integrity Pact**" or "**Pact**"), the terms and conditions of which shall also be read as integral part and parcel of the Tender/Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witnesses as under:

ARTICLE 1: COMMITMENT OF THE PRINCIPAL / OWNER

1. The Principal/Owner commits itself to take all measures necessary to prevent corruption and to observe the following principles:
 - 1.1. No employee of the Principal / Owner, personally or through any of his / her family

C ... Nil I Nil O Nil

members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.

- 1.1.1. The Principal/Owner will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the Tender process or the Contract execution.
- 1.1.2. The Principal/Owner shall Endeavour to exclude from the Tender process any person, whose conduct in the past has been of biased nature.
2. If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PoC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

ARTICLE 2: COMMITMENT OF THE BIDDER(S) / CONTRACTOR(S)

1. It is required that each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the Government / Department all suspected acts of **fraud or corruption or coercion or collusion** of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.
2. The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:
 - 2.1. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal/Owner's employees involved in the Tender process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.
 - 2.2. The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.
 - 2.3. The Bidder(s) / Contractor(s) will not commit any offence under the relevant IPC/PoC Act. Further the Bidder(s) / Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal / Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.
 - 2.4. The Bidder(s) / Contractor(s) of foreign origin shall disclose the names and addresses of agents / representatives in India, if any. Similarly Bidder(s) / Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participate in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.
 - 2.5. The Bidder(s)/Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries

in connection with the award of the Contract.

3. The Bidder(s)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
4. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practices means a wilful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the Government interests.
5. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/ her reputation or property to influence their participation in the tendering process).

ARTICLE 3: CONSEQUENCES OF BREACH

Without prejudice to any rights that may be available to the Principal / Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/Owner's absolute right:

1. If the Bidder(s)/Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days' notice to the contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. **Such exclusion may be forever or for a limited period as decided by the Principal/Owner.**
2. **Forfeiture of EMD/Performance Guarantee/Security Deposit:** If the Principal/Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contract or terminated/determined the Contract or has accrued the right to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/Contractor.
3. **Criminal Liability:** If the Principal/Owner obtains knowledge of conduct a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act, or if the Principal / Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

ARTICLE 4: PREVIOUS TRANSGRESSION

1. The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.
2. If the Bidder makes incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the

Bidder/Contractor as deemed fit by the Principal/ Owner.

3. If the Bidder/Contractor can prove that he has resorted / recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

ARTICLE 5: EQUAL TREATMENT OF ALL BIDDERS/CONTRACTORS/SUBCONTRACTORS

1. The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Sub-contractors/sub-vendors.
2. The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors.
3. The Principal/Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/Owner and the bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

ARTICLE 6: DURATION OF THE PACT

1. This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor 6 months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded.
2. If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority of IIT Delhi.

ARTICLE 7: OTHER PROVISIONS

1. This Pact is subject to Indian Law, place of performance and jurisdiction is the Head Quarters of the Division of the Principal/Owner, who has floated the Tender.
2. Changes and supplements need to be made in writing. Side agreements have not been made.
3. If the Contractor is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by Board Resolution.
4. Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
5. It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

ARTICLE 8: LEGAL AND PRIOR RIGHTS

1. All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contact documents with regard any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

.....
(For and on behalf of Principal / Owner)

.....
(For and on behalf of Bidder / Contractor)

WITNESSES:

1.
(signature, name and address)
2.
(signature, name and address)

Place:

Dated :

INDIAN INSTITUTE OF TECHNOLOGY DELHI
HAUZ KHAS, NEW DELHI - 110016

Percentage Rate Tender / Item Rate Tender & Contract for Works

Tender for the work of “Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi”

1. To be submitted online by **Upto 3 PM of 20-07-2026**
2. To be opened on **21-07-2026 after 3 PM** online

e-TENDER

I / We have read and examined the Notice Inviting Tender, schedule, A, B, C, D, E & F, Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, Clauses of Contract, Special conditions, Schedule of Rate & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work.

I / We hereby tender for the execution of the work specified for the Board of Governors, IIT Delhi within the time specified in Schedule ‘F’ viz., schedule of quantities and in accordance in all respect with the specifications, designs, drawing and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause 11 of the Conditions of contract and with such materials as are provided for, by, and in respect of accordance with, such conditions so far as applicable.

I/We agree to keep the tender open for seventy five (75) days from the date of its opening of technical bid and not to make any modification in its terms and conditions.

A sum of **Rs. 4,37,303.00** is hereby deposited by me / us in IIT Delhi Revenue Account No. 10773572622 as earnest money / **A Demand Draft / FDR of Rs.4,37,303.00** favouring Registrar, IIT Delhi has been scanned and uploaded by me / us with the Technical Bid. If I / We, fail to furnish the prescribed performance guarantee within prescribed period I / We agree that the said The Board of Governors, IIT Delhi, Hauz Khas, New Delhi - 16 or his successors, in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, if I / We fail to commence the work as specified, I / We agree that The Board of Governors, IIT Delhi, Hauz Khas, New Delhi - 16 or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said Performance Guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form. Further, I / We agree that in case of forfeiture of Earnest Money or Performance Guarantee as aforesaid I / We shall be debarred for participation in the re-tendering process of the work.

I / We undertake and confirm that eligible similar work(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I / We shall be debarred for tendering in IIT Delhi in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee.

I / We hereby declare that I / We shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than a person to whom I / We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Dated:

Signature of Contractor

Witness:

Postal Address

Address:

Occupation:

ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is accepted by me for an on behalf of The Board of Governors, IIT Delhi, Hauz Khas, New Delhi - 110016 for a sum of (Rupees.....).

The letters referred to below shall form part of this contract agreement:-

- (a)
- (b)
- (c)

For & on behalf of Board of Governors, IIT Delhi

Signature

Dated:

Designation

PROFORMA OF SCHEDULES

SCHEDULE “A”

Schedule of Quantities (PWD-3)

SCHEDULE “D”

Extra schedule for specific requirements / documents for the work, if any.

----- NIL -----

SCHEDULE “E”

Reference to General Conditions of Contract: GCC of Maintenance Work 2023 published by CPWD as amended up to last date of submission of bid.

1.	Name of work	:	Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi
2.	Estimated cost of work (₹)	:	2,18,65,152.00
3.	Earnest Money (₹)	:	4,37,303.00 (to be refunded after receiving performance guarantee)
4.	Performance Guarantee & Requirement of Additional Performance Guarantee (APG)	:	5% (percent) of Estimated cost put to tender (ECPT) or Contract amount whichever is higher. Requirement of Additional Performance Guarantee (APG): In case of abnormally low bids as defined above, the bidder shall be required to submit Additional Performance Guarantee (APG) in addition to the Standard Performance Guarantee (PG) as stated above. The amount of Additional Performance Guarantee (APG) shall be equivalent to the difference between the 80% amount of ECPT and quoted amount. (e.g. if ECPT is A and quoted amount is 0.7A then the amount of APG shall be 0.8A – 0.7A).
5.	Security Deposit	:	2.5% (percent) of tendered value

SCHEDULE “F”

GENERAL RULES & DIRECTIONS:

Officer inviting tender	:	Assistant Executive Engineer in-charge,
-------------------------	---	---

C ... Nil I Nil O Nil

		AC Division
Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with Clauses 12.2 & 12.3	:	See below

DEFINITIONS:

2 (V)	Engineer-in-charge	:	Assistant Executive Engineer in-charge, AC Division
2 (viii)	Accepting authority	:	Institute Engineer
2 (x)	Percentage on cost of materials and labour to cover all overheads and profits	:	15 percent
2 (xi)	Standard Schedule of Rates	:	Current Market Rate
2 (xii)	Department	:	Estate & Works, IIT Delhi
9 (ii)	Reference to General condition of contract	:	CPWD / IITD Form 7 / 8 as modified and corrected upto date, GCC 2023 for Maintenance work of CPWD with latest modifications

CLAUSE 1

i)	Time allowed for submission of Performance Guarantee from the date of issue of letter of acceptance	:	15 days
ii)	Maximum allowable extension beyond the period provided in (i) above with late fees @0.1% per day of performance guarantee	:	10 days

CLAUSE 2

(i)	Authority for fixing compensation under Clause 2	:	Institute Engineer
-----	--	---	--------------------

CLAUSE 2A

(i)	Whether Clause 2A shall be applicable	:	No
-----	---------------------------------------	---	----

CLAUSE 5

(i)	Number of days from the date of issue of letter of acceptance for reckoning date of start	:	10 days
-----	---	---	---------

TABLE OF MILESTONE(S):

Sr. No.	Description of Milestone (physical)	Time allowed in days (from date of start)	Amount to be with-held in case of non-achievement of milestone
(1)	(2)	(3)	(4)
	--- NOT SPECIFIED ----		

Time allowed for execution of CAMC / Work	:	12 months
---	---	-----------

Authority to decide:	Extension of time	:	Engineer-in-charge
	Rescheduling of milestones	:	Institute Engineer
	Shifting of date of start in case of delay in handing over of site	:	Engineer-in-charge

CLAUSE 5

Clause applicable 5 / 5A	:	5
--------------------------	---	---

CLAUSE 6

MB applicable: Computerised Measurement Book (CMB) / Electronic Measurement Book (EMB)	:	CMB
--	---	-----

CLAUSE 7

Gross work to be done together with net payment / adjustment of advances for materials collected, if any, since the last such payment for being eligible to interim payment	:	25 Lakhs
---	---	----------

CLAUSE 7A

Whether Clause 7A shall be applicable	:	No
---------------------------------------	---	----

--	--	--

CLAUSE 10A

List of testing equipment to be provided by the contractor at site					
1	NIL	2	NIL	3	NIL
4	NIL	5	NIL	6	NIL

CLAUSE 10B (ii)

Whether Clause 10 B (ii) shall be applicable (Yes / No)	:	No
---	---	----

CLAUSE 10 C

Component of labour expressed as percent of value of work	:	50 percent
---	---	------------

CLAUSE 10CC

Whether Clause 10CC shall be applicable	:	Not applicable
---	---	----------------

CLAUSE 11

Specification to be followed for execution of work	:	CPWD General Specifications for Electrical Works for HVAC Work with other relevant parts as amended upto date. Minimum Wages Act.
--	---	---

CLAUSE 12

12.2	Deviation limit beyond which clauses 12.2 shall apply for building work / HVAC work	:	100%
------	---	---	------

CLAUSE 16

Competent authority for deciding reduced rates	:	Institute Engineer
--	---	--------------------

CLAUSE 18

C ... Nil I Nil O Nil

List of mandatory machinery, tools & plants to be deployed by the contractor at site					
1	NIL	2	NIL	3	NIL
4	NIL	5	NIL	6	NIL

CLAUSE 19C

Authority to decide penalty for each default	:	Engineer-in-charge
--	---	--------------------

CLAUSE 19D

Authority to decide penalty for each default	:	Engineer-in-charge
--	---	--------------------

CLAUSE 19G

Authority to decide penalty for each default	:	Engineer-in-charge
--	---	--------------------

CLAUSE 19K

Authority to decide penalty for each default	:	Not applicable
--	---	----------------

CLAUSE 25**Constitution of Dispute Redressal Committee (DRC)**

Conciliator	:	Associate Dean Infra
Arbitrator Appointing Authority	:	Director
Place of Arbitration	:	IIT Delhi

CLAUSE 32**Requirement of Technical Representative(s) and recovery rate**

Sr. No.	Minimum qualification of Technical Representative	Discipline	Designation (Principal Technical / Technical representative)	Minimum experience	Number	Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 36 (i)	
						Figures	Words
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Graduate or Diploma in Engineering	Electrical or Mechanical	Site Engineer, Billing Engineer	2 years Graduate or 5 years Diploma	2	Rs.15,000/- per month per Representative	Fifteen Thousand

Assistant Engineers retired from Govt. / IIT Delhi services that are holding Diploma will be treated at par with Graduate Engineers. Diploma holder with minimum 10-year relevant experience with a reputed construction co. can be treated at par with Graduate Engineers for the purpose of such deployment subject to the condition that such diploma holders should not exceed 50% of requirement of degree engineers.

CLAUSE 38

Applicability of Clause 38	:	Not applicable
----------------------------	---	----------------

COMMERCIAL AND ADDITIONAL CONDITIONS

1. GENERAL

- 1.1. A good maintenance programme is the key to long system life and ease of serviceability. Maintenance & service should only be carried out by experienced / qualified personnel as desired in the schedule of work. The maintenance and service which are done must be as per specifications and upto the satisfaction of the Engineer-in-charge.
- 1.2. Location: **Academic Complex of East and West (99B&C) of IIT Delhi**
- 1.3. The work shall be executed as per CPWD General Specifications for Electrical Works Part-I (Int.) 2013, Part-II (Ext.) 1994, HVAC Work 2024, as amended upto date, relevant I.E. Rules, BIS/IEC and as per directions of Engineer-in-Charge. These additional specifications/conditions are to be read in conjunction with above and in case of variations; specifications given in these additional conditions shall apply. However, nothing extra shall be paid on account of these additional specification and conditions, as the same are to be read along with schedule of quantities for the work.
- 1.4. The tenderer should in his own interest visit the site and get familiarized with the site conditions before tendering.
- 1.5. No T&P shall be issued by the Department and nothing extra shall be paid on account of this.

2. COMMERCIAL CONDITIONS:

- 2.1. **Type of contract:** The work to be awarded by this tender shall be treated as indivisible works contract.
- 2.2. **Submission and opening of Tenders:**
 - 2.2.1. The tender is in two parts:
 - 2.2.1.1. Part-I -Technical cum Un-priced commercial Bid
 - 2.2.1.2. Part-II-Price Bid
- 2.3. The tender shall be submitted online, duly completed as per NIT conditions within period of bid submission.
- 2.4. The tenderers are advised not to deviate from the technical specifications / item, commercial terms and conditions of NIT like terms of payment, guarantee, arbitration clause, escalation etc.
- 2.5. Technical cum un-priced commercial bid only shall be opened on the due date and time in the presence of tenderers or their authorized representative who wish to remain present.
- 2.6. Scrutiny/evaluation of the technical-cum-commercial bid shall be done by the department. In case, it is found that the technical-cum-commercial bid of a tenderer is not in line with NIT specifications/requirements and/or contains too many deviations, the department reserves the right to reject the technical bid of such firms(s) without making any reference to the tenderer(s).

- 2.7. Necessary clarifications required by the department shall have to be furnished by the tenderer within the time given by the department for the same. The tenderer will have to depute his representative to discuss with the officer(s) of the department as and when so desired. In case, in the opinion of the department a tenderer is taking undue long time in furnishing the desired clarifications, his bid will be rejected without making any reference.
- 2.8. After obtaining clarification from all the tenders, the department will intimate the tenders whose technical cum commercial bids are acceptable.
- 2.9. The price bids of only those tenderers shall be opened whose technical bids are found to be technically acceptable. The time and date of opening of price bid shall be fixed after the technical cum unpriced commercial bid is accepted and intimated to them by post/Fax/e-mail.
- 2.10. The department reserves the right to reject any or all the price bids and call for fresh prices/tenders as the case may be without assigning any reason.

3. TERMS OF PAYMENTS

- 3.1. Running Account Payment shall be processed (not earlier than two months from the date of start or latest RA bill sent as the case may be) only after submission of document of payment of wages to the workers and submission of contribution receipts of EPF & ESI of workers as applicable. Bidder should note that necessary documents (PAN card, Cancelled cheque, GST Reg. proof and RTGS mandate form as per prescribed proforma of IIT Delhi) be submitted as soon as the work is awarded to them. Separate Contractor's Code shall be generated in IIT Delhi if the bidder is a new contractor to IIT Delhi ('Code' is perpetual in nature). Payment shall be processed after submission of Invoice and necessary documents / certificates (as mentioned in the NIT). There is a prevailing practice of pre-audit (for total tendered amount more than 6 lakhs) at IIT Delhi before releasing payment. Bidder shall have to comply all necessary documents as outlined in the Contract as to be desired by the Auditor and or by the Accountant. It may take one to two months in the whole process (from submission / acceptance of bill in CMB / MB by the contractor upto processing by Accounts section) to release payment subject to quick compliance of all submittals by the contractor. Applicable Taxes shall be got deducted from the bill as per prevailing orders of the Government. 'GST part of the bill' shall be released after submission of proof of payment of GST, i.e. B2B challan, etc. by the contractor or as to be desired by Accounts Department of IIT Delhi.
- 3.2. Income tax, GST, labour cess & other statutory deduction etc. shall be made at source as per the prevalent laws. The deduction of Security Deposit, Income Tax, etc., shall be done after calculation for the above due payment as per clause 3.1 above and net payment shall reduce accordingly.

4. AWARD OF WORK

- 4.1. Work shall be awarded to the successful bidder only after concurrence of the **Auditor of the Internal Audit Section** of the IIT Delhi as per extant Rules of the Institute.

5. SECURITY DEPOSIT

6. Security Deposit shall be deducted from each running bill to the extent of 5% of the gross amount payable till the total security deposit becomes 2.5% of the tendered amount. **The**

security deposit shall be released after completion of work and clearance of all contractual obligations to workers as per regulations.

7. PERFORMANCE GUARANTEE

- 7.1.** The successful tenderer shall submit an irrevocable performance guarantee of **5% of the Estimated cost put to tender (ECPT) or Contract amount whichever is higher as stipulated in Schedule F**, in addition to other deposit mentioned elsewhere in the contract for his proper performance of the contract agreement within 15 days of issue of letter of acceptance of tender. This guarantee shall be in the form of Demand Draft/Pay order of irrevocable bank guarantee bond of any schedule bank or the State Bank of India in the specified perform a of Government Security, fixed deposit receipt pledged in favour of **Registrar, IIT Delhi** or as specified in the letter of acceptance of tender. The performance guarantee shall be initially valid up to the stipulated date of completion plus one hundred eighty days. This bank guarantee shall be kept valid till the recording of completion certificate for the work by the competent authority.

8. RATES

- 8.1.** The work shall be treated as on works contract basis and the rates tendered shall be for complete items of work inclusive of all taxes, GST (including works contract tax, if any), duties, and levies etc. and all charges for items contingent to the work, risk overhead charges, general liabilities, obligations, EPF & ESI and applicable etc.

9. COMPLETENESS OF TENDER

- 9.1.** All sundry equipments, fitting, unit assemblies, accessories, hardware items, foundation bolts, termination lugs for electrical connections and all other items which are useful and necessary for efficient assembly and installation of equipment and components of the work shall be deemed to have been included in the tender irrespective of the fact whether such items are specially mentioned in the tender documents or not.

10. COMPLETION PERIOD

- 10.1.** The completion period indicated in the tender documents is for the entire work of planning, deployment of manpower as per duty schedule, supervision, payment of EPF & ESI contributions timely, payment of wages, etc. to the satisfaction of the Engineer-in-charge.

11. VALIDITY

- 11.1.** Tenders shall be valid for acceptance for a period 75 days from the date of opening of technical bid.

12. COMPLIANCE WITH REGULATIONS AND INDIAN STANDARDS

- 12.1.** All works shall be carried out in accordance with relevant regulation both statutory and those specified by the Indian Standards related to the works covered by this specification in particular, the equipment and installation will comply with the following:

12.1.1. Factories Act

12.1.2. Indian Electricity Rules

12.1.3. B.I.S. & other standards as applicable

12.1.4. Workmen's compensation Act

12.1.5. Statutory norms prescribed by local bodies like fire department, CEA, Power Supply Co. etc.

13. INDEMNITY

13.1. The successful tenderer shall at all times indemnify the department, consequent on this works contract. The successful tenderer shall be liable, in accordance with the Indian Law and Regulations for any accident occurring due to any cause and the contractor shall be responsible for any accident or damage incurred or claims arising there from during the period of erection, construction and putting into operation the equipments and ancillary equipment under the supervision of the successful tenderer in so far as the latter is responsible. The successful tenderer shall also provide all insurance including third party insurance as may be necessary to cover the risk. No extra payment would be made to the successful tenderer on account of the above.

14. COOPERATION WITH OTHER AGENCIES AND OCCUPANTS OF THE BUILDING

14.1. The successful tenderer shall co-ordinate with other working contractors, if any and other occupants of different offices / Labs, etc., and exchange freely all technical information so as to make the execution of this work / contract smooth. No remuneration should be claimed from the department for such technical cooperation. If any unreasonable hindrance is caused to other agencies and any completed portion of the work has to be dismantled and re-done for want of cooperation and coordination by the tenderer during the course of work, such expenditure incurred will be recovered from the successful tenderer if the restoration work to the original condition or specification of the dismantled portion of work was not undertaken by the tenderer himself.

15. MOBILIZATION ADVANCE

15.1. No mobilization advance shall be paid for this work.

16. INTERPRETING SPECIFICATION

16.1. In interpreting the specification, the following order of decreasing importance shall be followed in case of contradictions:

16.1.1. Schedule of quantities

16.1.2. Technical Specification

16.1.3. Drawing (if any)

16.1.4. General Specification for Electrical Works of CPWD (relevant Parts)

16.1.5. Relevant BIS or other international code in case BIS code is not available.

17. POLICY OF THE INSTITUTE

17.1. Institute has a policy against **sexual harassment** and is committed to providing an environment free from **sexual harassment of women** at the workplace. Contractor shall have to abide by the policy of the Institute with due diligence. Any violation on the part of the contractor shall be dealt with the extant rules of the Institute.

SPECIAL TERMS AND CONDITIONS

1. That it is expressly understood and agreed between the parties to this Agreement that the persons deployed by the contractor for the services mentioned above shall be the employees of the contractor for all intents and purposes and that the persons so deployed shall remain under the control and supervision of the contractor and in no case, shall a relationship of employer and employee between the said persons and the IITD shall accrue/arise implicitly or explicitly.
2. That on taking over the responsibility of providing Contractor's Worker, the contractor shall formulate the mechanism and duty assignment under intimation to the Engineer-in-charge. Subsequently, the contractor shall review work arrangements from time to time. The contractor shall further be bound by and carry out the directions/instructions given to him by the Engineer-in-charge in this respect from time to time.
3. That the Engineer-in-charge or any other person authorized by him shall be at liberty to carry out surprise checks on the persons so deployed by the contractor in order to ensure that persons deployed by him are doing their duties.
4. That in case of the persons so deployed by the contractor does not come up to the mark or does not perform his/her duties properly or indulges in any unlawful activities or riots or disorderly conduct, the contractor shall immediately withdraw and take suitable action against such persons on the report of the Engineer-in-charge. Further, the contractor shall immediately replace the particular person so deployed on the demand of the Engineer-in-charge, in case of any of the aforesaid acts on the part of the said person.
5. That the contractor shall particularly abide by the provisions of Central Minimum Wages Act, 1948. Minimum wages shall be paid by the Agency / Contractor at the rate fixed by the Central Govt. from time to time. *Rate of current minimum wages of Helper is Rs.827.00 per day per as per latest Orders dated 30-03-2026 of Central Chief Labour Commissioner (CLC), Govt of India. However, the contractor will have to pay/disburse wages to the workers employed / deployed for the work as per the latest orders of minimum wages of CLC as applicable during the contract period as and when wages are revised by CLC. Contractor cannot claim anything extra on account of wage revision from IIT Delhi for this work. Wages of 'BMS Monitoring cum Chiller Operator / Technician' shall be not less than Rs.1500.00 per day and 'Experienced Chiller Technician' shall be not less than 1600.00 per day.* The contractor shall take all reasonable precautions to prevent any unlawful, riotous or disorderly conduct or acts of his employees so deployed.
6. **Qualification and Experience of Technician / Operator to be deployed at site shall be:-**

BMS Monitoring cum Chiller Operator / Technician	Minimum Qualification: ITI (2 year duration) or Diploma in Engineering (3 year duration) or Graduate from any Govt recognised Institute	Minimum Experience: IBMS monitoring & operation experience – 4 Years for ITI / 2 Years for Diploma / 5 Years for Graduate
Experienced Chiller Technician	Minimum Qualification: Diploma in Engineering (3 years duration) or ITI (2 year duration) from any Govt recognised Institute	Minimum Experience: 10 years in Air Conditioning field having knowledge of computer for ITI passed; 2 years in HVAC or Electrical

		field for Diploma holder or above
N.B. Necessary onsite training for the operators / technicians shall be arranged by the contractor with respective OEM of chiller, IBMS and Cooling Tower		

7. That the contractor shall deploy technicians / operators / helpers as specified in the BOQ in such a way as to be specified by the Engineer-in-charge & they should get weekly rest. The working hour / leave for which the work is taken from them, do not violate relevant provisions of the Act. The contractor shall in all dealings with the persons in his employment have due regard to all recognized festivals, days of rest and religious or other customs. The contractor shall have to pay additional wages for **03 National Holidays (26 Jan, 02 Oct & 15 Aug) to those workers who will be required to continue duty at site as per requirements.**
8. That the contractor shall keep the IITD indemnified against all claims whatsoever in respect of the employees deployed by the contractor. In case any employee of the contractor so deployed enters in dispute of any nature whatsoever, it will be the primarily responsibility of the contractor to contest the same. In case IITD is made party and is supposed to contest the case, IITD will be reimbursed for the actual expenses incurred towards Counsel Fee and other expenses which shall be paid in advance by the contractor to IITD on demand. Further, the contractor shall ensure that no financial or any other liability comes on IITD in this respect of any nature whatsoever and shall keep IITD indemnified in this respect.
9. The Work is to be carried out for stipulated period of time and may be extended further as desired by Engineer-in-charge.
10. The Institute reserves the right to remove any person deployed by the firm, without assigning any reason/notice. This will be without prejudice to the right of the contractor to remove any of his own employees deployed in the Institute.
11. That the contractor shall submit detail of the names, parentage, residential address, age, educational qualifications, experiences, etc. of the persons deployed by him in the premises of the IIT Delhi for the purpose of proper identification & category of the employees of contractor deployed at various points/sections. He shall issue identity cards bearing their photographs / identification, etc. and such employees shall display their identity cards at the time of duty.
12. The contractor shall ensure that the people are punctual and disciplined and remain vigilant in performance of their duty.
13. Total number of manpower is fixed. However, the Institute can increase or decrease the manpower as per requirement in case there is exigencies. **The increase / decrease in manpower would accordingly affect the billing on actual basis.**
14. That the contractor shall be required to maintain **permanent attendance register in addition to Biometric Attendance** at the IITD premises which shall be open for inspection and checking by the authorized officers of the IITD. **For this, contractor shall provide one Biometric machine and Attendance Register centrally inside the IITD Campus before starting the work.**

15. That the contractor shall make the payment of wages, etc. to persons so deployed monthly basis through Bank Transfer / electronic mode on or before 7th day of every month. Wages shall include bonus @ 8.33% of daily wage [as admissible as per rule] of the particular worker (helpers) multiplied by number of days' work actually performed by the worker in a particular month, which shall also be shown separately on the wage sheet of the worker. If 7th day happens to be holiday then wages are to be paid on the preceding working day.
16. A consolidated wage sheet containing the names of all workers so deployed by the contractor duly signed / acknowledged by the workers after disbursal of wages to be submitted to the Engineer-in-charge every month. Proof of disbursal of wages to be submitted before claiming bill. The wage sheet shall contain mandatory fields as per following: [1] Sr. No., [2] Name of the worker, [3] Actual days of duty performed, [4] Total wages, [5] Bonus amount, [6] EPF contribution [as applicable], [7] ESI Contribution [as applicable], [8] Total deductions, [9] Net wages received / disbursed, [10] signature of the worker.
17. In case of delay of payment of wages beyond 7 days as specified, IIT Delhi shall arrange for payment to the workers at the risk & cost of the contractor. The decision of the Engineer-in-charge in this regard shall be full & final and binding upon the contractor.
18. It would be the responsibility of contractor to arrange all permission/ approvals from all local bodies/statutory bodies & nothing extra shall be paid on account of this by the Institute.
19. EPF & ESI contribution in respect of the workers shall be deposited with the authority concerned as per applicable rules and the proof of deposition of the same shall be submitted before claiming bill. No bill shall be processed without compliance of EPF Contribution. No reimbursement shall be made on account of EPF Contribution.
20. The work shall be carried out in four shifts i.e. General Shift, Morning Shift, Evening Shift and Night Shift as per direction of the Engineer-in-charge.
21. In case of any emergency/breakdown or in case of absentee of staff, the worker(s) on duty shall have to continue his duty beyond his normal duty to maintain the essential services till the reliever comes and also inform the Engineer-in-charge immediately. Contractor shall have to arrange substitute / reliever in order to relieve the existing worker.
22. After award of work the contractor shall be required to submit "Labour Licence" duly got issued from Labour Commissioner Department within one month and returns to be submitted time to time as per Rules as per the applicability of rules.
23. The contractor shall provide **Proper Log Books (non-returnable)** at every sites (11 sites) on the day of starting the contract with writing pens during the whole contract for logging operating data.
24. Five sets of tool kit shall be provided (non-returnable) which shall be kept centrally comprising following tools: Tester, Adjustable Screw Driver set, Plier, Multimeter, Adjustable spanner.
25. The contract of the work may, at any time, be terminated by the Engineer-in-charge serving at least 15 days' notice to the contractor without assigning any reasons. Bill will be finalised upto the actual period of work done subject to fulfilling other conditions as stated in the NIT.

BROAD HIGHLIGHTS OF EQUIPMENTS

PLANT DETAILS

Sr. No.	Description	Make	Qty.	Unit	Equipment Serial Number	Equipment Motor Serial Number	Motor HP / RPM	Remark
1	Water Cooled Centrifugal water chilling machine	DAIKIN	1	Nos	101			
			1	Nos	102			
			1	Nos	103			
			1	Nos	104			
		Total	4	Nos				
2	FRP Cooling Tower	PAHAR PUR	1	Nos		80JHMZ360004	50/1470	
			1	Nos		80JHMZ360002	50/1470	
			1	Nos		80JHMZ360005	50/1470	
			1	Nos		80JHMZ360003	50/1470	
		Total	4	Nos				
3	Primary chilled water Pumps	ARMSTRO NG	1	Nos	8221085007	2012-80469048	20/1470	
			1	Nos	8221085008	2012-80485131	20/1470	
			1	Nos	8221085010	2012-80464656	20/1470	
			1	Nos	8221085009	2011-80854883	20/1470	
		Total	4	Nos				
4	Secondary chilled water Pumps	ARMSTRO NG	1	Nos	8221090002	2103-80522567	40/1470	
			1	Nos	8221090001	2103-80522570	40/1470	
			1	Nos	8221085019	2011-80430534	40/1470	
			1	Nos	8221085020	2010-80430536	40/1470	
		Total	1	Set				
5	Centrifugal condenser water Pumps	ARMSTRO NG	1	Nos	8221085005	2101-80481230	60/1475	
			1	Nos	8221085006	2101-80484847	60/1475	
			1	Nos	8221085003	2101-80453820	60/1475	
			1	Nos	8221085004	2112-80455545	60/1475	
		Total	4	Nos				
6	Insulated Pressurised Closed water Expansion Tank	Anergy	1	Nos				
		Total	1	Nos				
7	Dust Separator		1	Nos				
			1	Nos				
		Total	2	Nos				
8	HVAC	LS Power	1	Set				
		Total	1	Nos				

AHU

99 BLOCK AHU		
S. NO	CFM	QTY.
1	2000	6
2	2100	1
3	2700	1
4	3000	9
5	4000	11
6	5000	11
7	5200	1
8	6000	3
9	7000	9
10	8000	5
11	9000	8
12	10000	6
13	11000	4
14	13000	1
15	14000	1
Total no. of AHU		77

AHU DETAILS

99B BLOCK AHU				
S.NO	FLOOR	WING	CFM	QTY.
1	G.FLOOR	A	3000	1
2	G.FLOOR	B	10000	1
3	G.FLOOR	C	3000	1
4	G.FLOOR	C	10000	1
5	G.FLOOR	C	4000	1
6	1ST FLOOR	A	4000	1
7	1ST FLOOR	A	4000	1
8	1ST FLOOR	A	7000	1
9	1ST FLOOR	B	6000	1
10	1ST FLOOR	B	7000	1
11	1ST FLOOR	C	3000	1
12	1ST FLOOR	C	5000	1
13	1ST FLOOR	C	8000	1
14	2ND FLOOR	A	9000	1
15	2ND FLOOR	A	3000	1
16	2ND FLOOR	A	9000	1
17	2ND FLOOR	B	5000	1
18	2ND FLOOR	B	7000	1
19	2ND FLOOR	C	3000	1
20	2ND FLOOR	C	4000	1
21	2ND FLOOR	C	9000	1
22	3RD FLOOR	A	9000	1
23	3RD FLOOR	A	3000	1
24	3RD FLOOR	A	11000	1
25	3RD FLOOR	B	6000	1
26	3RD FLOOR	B	7000	1
27	3RD FLOOR	C	3000	1
28	3RD FLOOR	C	4000	1
29	3RD FLOOR	C	8000	1
30	4TH FLOOR	A	11000	1
31	4TH FLOOR	A	4000	1
32	4TH FLOOR	A	13000	1
33	4TH FLOOR	B	9000	1
34	4TH FLOOR	B	10000	1
35	4TH FLOOR	C	3000	1
36	4TH FLOOR	C	3000	1
37	4TH FLOOR	C	7000	1
38	5TH FLOOR	A	10000	1
39	5TH FLOOR	A	5000	1
40	5TH FLOOR	A	10000	1
41	5TH FLOOR	B	9000	1
42	5TH FLOOR	C	4000	1
43	5TH FLOOR	C	7000	1
44	6TH FLOOR	A	5000	1

99C BLOCK AHU				
S.NO	FLOOR	WING	CFM	QTY.
1	G.FLOOR	A	8000	1
2	G.FLOOR	A	10000	1
3	G.FLOOR	A	2000	1
4	G.FLOOR	B	7000	1
5	G.FLOOR	B	5000	1
6	1ST FLOOR	A	11000	1
7	1ST FLOOR	A	9000	1
8	1ST FLOOR	A	2000	1
9	1ST FLOOR	B	5000	1
10	1ST FLOOR	B	4000	1
11	2ND FLOOR	A	8000	1
12	2ND FLOOR	A	9000	1
13	2ND FLOOR	A	2000	1
14	2ND FLOOR	B	5000	1
15	2ND FLOOR	B	4000	1
16	3RD FLOOR	A	7000	1
17	3RD FLOOR	A	8000	1
18	3RD FLOOR	A	2000	1
19	3RD FLOOR	B	5000	1
20	3RD FLOOR	B	5000	1
21	4TH FLOOR	A	2100	1
22	4TH FLOOR	A	2700	1
23	4TH FLOOR	A	11000	1
24	4TH FLOOR	A	2000	1
25	4TH FLOOR	B	7000	1
26	4TH FLOOR	B	5000	1
27	5TH FLOOR	A	4000	1
28	5TH FLOOR	A	5200	1
29	5TH FLOOR	A	14000	1
30	5TH FLOOR	A	2000	1
31	5TH FLOOR	B	6000	1
32	5TH FLOOR	B	4000	1
33	6TH FLOOR	B	5000	1

FCU DETAILS:

Block - 99B			
Sr.No.	FCU	Wing No.	TR.
1	Ground Floor	Wing A	1.5
2		Wing A	1
3		Wing A	1.5
4		Wing A	2.5
5		Wing A	1
6		Wing A	1.5
7		Wing B	1.5
8		Wing B	1.5
9		Wing B	1
10		Wing C	1
11	First Floor	Wing C	1.5
12		Wing C	1.5
13		Wing A	1
14		Wing A	1
15		Wing A	1
16		Wing A	1
17		Wing A	1.5
18		Wing A	3
19		Wing B	1
20		Wing B	1
21	Second Floor	Wing C	1
22		Wing C	1.5
23		Wing C	1.5
24		Wing A	1
25		Wing A	1.5
26		Wing A	1
27		Wing A	1
28		Wing B	1
29		Wing B	1
30		Wing B	1
31	Third Floor	Wing B	1
32		Wing B	1
33		Wing B	1
34		Wing C	1
35		Wing C	1
36		Wing C	1
37		Wing A	1
38		Wing A	1.5
39		Wing B	1
40		Wing B	1
41		Wing B	1
42		Wing B	1
43		Wing B	1.5

Block - 99C			
Sr.No.	FCU	Wing No.	TR.
1	Ground Floor	Wing A	2
2		Wing A	2.5
3		Wing B	2.5
4		Wing B	2.5
5		Wing B	1
6	First Floor	Wing A	2.5
7		Wing B	2
8		Wing B	1
9		Wing B	1
10		Wing A	3
11	Second Floor	Wing B	1
12		Wing B	1
13		Wing B	1
14		Wing B	1
15		Wing B	1
16	Third Floor	Wing B	1
17		Wing A	1
18		Wing A	1
19		Wing B	1
20		Wing B	1
21	Fourth Floor	Wing B	1
22		Wing B	1
23		Wing B	1.5
24		Wing B	1
25		Wing B	1
26	Fifth Floor	Wing B	1
27		Wing B	1
28		Wing A	1
29		Wing A	1
30		Wing B	1
31	Sixth Floor	Wing B	1
32		Wing B	1
33		Wing B	1
34		Wing B	1
35		Wing B	1
36		Wing B	1
37		Wing B	1
38		Wing B	1
39		Wing A	1.5
40		Wing A	1.5
41		Wing B	1
42		Wing B	1
43		Wing B	1
44		Wing B	1
45		Wing B	1.5
46		Wing B	1.5
47		Wing B	1

51	Fourth Floor	Wing A	1.5
52		Wing A	1.5
53		Wing B	1.5
54		Wing B	1.5
55		Wing B	1.5
56	Fifth Floor	Wing B	1.5
57		Wing B	1.5
58		Wing C	1
59		Wing C	1.5
60		Wing C	1.5
61	Sixth Floor	Wing A	1.5
62		Wing A	1.5
63		Wing C	1
64		Wing C	1
65		Wing C	1
66		Wing C	1
67		Wing C	1.5
68		Wing C	1.5
69		Wing A	1
70		Wing A	1.5
71		Wing A	1.5
72		Wing A	1
73		Wing A	1
74		Wing A	1
75		Wing A	1
76		Wing B	1
77		Wing B	1.5
78		Wing B	1.5
79		Wing B	1
80		Wing B	1
81		Wing B	1
82		Wing B	1
83		Wing B	1
84		Wing B	1
85		Wing B	1
86		Wing B	1
87		Wing C	1
88		Wing C	1
89		Wing C	1
90		Wing C	1

PENALTY RATES FOR NON-COMPLIANCES

The various amounts as mentioned below are the recovery rates to be deducted from the bills payable to the contractor.

Sr. No.	Description of non-compliance	:	Amount to be recovered (Rs.)
1	Not de-scaling of condenser unit once during the contract period (All necessary arrangements for conducting de-scaling to be done by the contractor, however, specific period of shut down to facilitated by the department)	:	Rs.35,000.00 per chiller unit
2	Not repairing / replacing of any other spare parts within 3 days after occurrence	:	To be got done at the risk and cost of the contractor and amount actually spent to be recovered from the bill payable to the contractor, if any or by recovery of PBG.
3	Non-operation of Chiller unit due to any fault for which repairing to be undertaken	:	@Rs.5,000 per day after 3 days of occurring maximum upto 10% of the tendered amount. After that the work to be got done at the risk and cost of the contractor and amount actually spent to be recovered from the bill payable to the contractor, if any.
4	Not cleaning of filters of AHU in every three month	:	Rs.3000 per AHU irrespective of capacity
5	Not cleaning of AHU coils with detergent / alkaline chemical once during contract period	:	Rs.3000 per AHU irrespective of capacity
6	Not cleaning of filters in every 6 month and coils of FCU once in contract period	:	Rs.1000 per FCU
7	Not cleaning of cooling tower basin, bleed off, anti-algae treatment once in 3 month	:	Rs.10,000 per cooling tower
8	Any unauthorised absence of the worker or non-provision of substitute for the absent worker	:	[(Basic wages as applicable at the time of absence plus @15% of basic wages plus 1% Cess plus @18% GST) plus/minus percentage above/below the overall quoted (tendered) rates plus Rs.300.00] multiplied by number of days for a particular category of worker

FOLLOWING ARE THE EXCLUSION IN THE SCOPE OF CAMC WORK:

1. Compressor overhaul/replacement
2. Cooling tower structural repairs
3. Major chiller components
4. VFD replacement

ANNEXURE - 1

<< Organization Letter Head >>
DECLARATION

I / We, _____ hereby declare that all the information and data furnished by our organization with regard to this tender specification are true and complete to the best of our knowledge. I / we have gone through the specification, conditions and stipulations in details and agree to comply with the requirements and intent of specification.

1	Name & Address of the bidder	:	
2	Phone	:	
3	E-mail	:	
4	Contact person name	:	
5	Mobile number	:	
6	GSTIN number	:	
7	PAN number	:	
8	UTR no. [if deposited online] for EMD	:	
9	DD / FDR No. & date [if uploaded scanned copy] for EMD	:	
	BANK DETAILS of the Bidder		
10	Bank name	:	
11	Branch address	:	
12	Branch telephone no.	:	
13	MICR Code of the bank	:	
14	IFSC code	:	
15	Bank Account no.	:	
16	Type of account	:	
17	Pl attach one cancelled cheque	:	

We further declare that our organization has not been blacklisted / delisted or put to any holiday by any Institutional agency / Govt. Department / Public Sector Undertaking in the last three years.

(Signature& name of the bidder)
Seal of the bidder

ANNEXURE - 2

ON NON-JUDICIAL STAMP PAPER OF MINIMUM Rs.100

(Guarantee offered by Bank to IIT Delhi in connection with the execution of contracts)
Sample Form of Bank Guarantee for Performance Guarantee

- 1 Whereas the Assistant Executive Engineer-in-charge of AC Division of IIT Delhi on behalf of the Board of Governors of IIT Delhi (hereinafter called "IIT Delhi") has entered into an agreement bearing number with(name and address of the contractor) (hereinafter called "the Contractor") for execution of work (Name of work) The IIT Delhi has further agreed to accept an irrevocable Bank Guarantee for Rs. (Rupees only) valid upto (date)..... as Performance Guarantee/Security Deposit/Mobilization Advance from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement.
- 2 We, (indicate the name of the bank) (herein after referred to as "the Bank"), hereby undertake to pay to the IIT Delhi an amount not exceeding Rs. (Rupees..... only) on demand by the Government within 10 days of the demand.
- 3 We, (indicate the name of the Bank), do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said Contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. (Rupees only).
- 4 We, (indicate the name of the Bank), further undertake to pay the IIT Delhi any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any Court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the Contractor shall have no claim against us for making such payment.
- 5 We, (indicate the name of the Bank), further agree that the IIT Delhi shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the IIT Delhi against the said contractor and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Contractor or for any forbearance, act of omission on the part of the IIT Delhi or any indulgence by the IIT Delhi to the said Contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
- 6 We, (indicate the name of the Bank), further agree that the IIT Delhi at its option shall be entitled to enforce this Guarantee against the Bank as a

principal debtor at the first instance without proceeding against the Contractor and notwithstanding any security or other guarantee IIT Delhi may have in relation to the Contractor's liabilities.

7 This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor.

8 We, (indicate the name of the Bank), undertake not to revoke this guarantee except with the consent of the IIT Delhi in writing.

9 This Bank Guarantee shall be valid up to unless extended on demand by IIT Delhi. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date

Witnesses:

1. Signature.....
Name and address

Authorized signatory

Name

Designation

Staff code no.

Bank seal

2. Signature
Name and address

*Date to be worked out on the basis of validity period of 90 days where only financial bids are invited and 180 days for two/three bid system from the date of submission of tender.

**In paragraph 1, strike out the portion not applicable. Bank Guarantee will be made either for earnest money or for performance guarantee/security deposit/mobilization advance, as the case may be.

ANNEXURE - 3**DETAILS OF ELIGIBLE SIMILAR NATURE WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING PREVIOUS DAY OF LAST DAY OF SUBMISSION OF TENDERS**

Sr. no.	Name of work / project and location	Owner or sponsoring organisation with e-mail ID and Phone No.	Cost of work done (INR)	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Name and address / telephone number of officer to whom reference may be made
1	2	3	4	5	6	7	8
1							
2							
3							

N.B: All columns shall be filled diligently. This is a mandatory document.

(Signature& name of the bidder)
Seal of the bidder

ANNEXURE – 4**<< Organization Letter Head >>
EMD DECLARATION**

(The following undertaking on firm's letter head shall be retyped and uploaded by the bidder if scanned copy of DD/FDR is uploaded by the bidder)

Whereas I/We (name of the agency) have submitted bids for (name of work).

I/We hereby submit following declaration in lieu of submitting Earnest Money Deposit (EMD) electronically (online mode).

The **exact** physical EMD (as uploaded, DD / FDR) shall be deposited/submitted by me / us with the authority inviting tender, in case I / we become the lowest tenderer, within a week of the opening of financial bid.

If after the opening of tender, I/We fail to submit the said EMD within the stipulated time, I/We shall be suspended for one year and shall not be eligible to bid for IIT Delhi tenders from the date of issue of suspension order.

(Signature& name of the bidder)
Seal of the bidder

ANNEXURE – 5**SAMPLE AFFIDAVIT**
(How the write up should be on the stamp paper)**INDIAN NON JUDICIAL**

Certificate Issued Date : After the publication of NIT
First Party : 'Name of Bidder' should be written
Second Party : 'IIT Delhi'
Stamp duty : Minimum Rs.100.00 (one hundred)

----- Please write below this line -----
Affidavit

NIT No. : Mention NIT number
Name of Work : Write name of the work

I, _____ (name of bidder), resident of _____ (full address)
partner / proprietor / authorised representative having power of attorney (write as applicable) do
hereby solemnly affirm and state as follows:

"I / We undertake and confirm that eligible similar works(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I / we shall be debarred for bidding in IIT Delhi in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee"

Dated:
Place:

Signature with stamp of the bidder

The Affidavit shall be Notarised & shall have to be submitted in original on demand

(N.B. - This is purely illustrative. Bidder must buy stamp paper and write the above matters in respective space on the front page of stamp paper. For any further clarification, bidder can contact through e-mail or over phone)

ANNEXURE: 6**MEMORANDUM OF UNDERSTANDING (MOU) FOR OEM OR THEIR AUTHORISED SERVICE AGENT**

(to be submitted by the L1 bidder on Rs.500 stamp paper for each OEM separately)

M/s. (Name of the firm with full address)

(Henceforth called the Main Contractor)

And

M/s. (Name of the OEM / Authorised Service Agent with full address)

(Henceforth, called the Associated Contractor)

Name of work: **Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi**

NIT No. 23/1110/IITD/AC/2026-27

This MoU is made at on between the
..... (herewith called the main contractor) and
..... (herewith called the Associated contractor).

Whereas the main contractor has agreed to entrust the High side of Chillers (Daikin) / Cooling Towers (Paharpur) / IBMS (Johnson Controls) (strike out which is not applicable) the highly specialised part only to the associated contractor (respective OEM or their Authorised Service Agent).

We state that MoU between us will be treated as an agreement and has legality as per Indian Contract Act (amended up to date) and the department (IIT Delhi) can enforce all the terms and conditions of this agreement for routine, preventive and breakdown maintenance of the High side of Chillers / Cooling Towers / IBMS (strike out which is not applicable) the highly specialised part only in respect of above work. Both of us shall be responsible for the routine, preventive and breakdown maintenance as per the agreement to the extent this MoU allows. In case of any delay in the payment by the main contractor, the associated contractor can apply to the IIT Delhi to release the payment under Clause 7B and deduct the same from the bills of the main contractor. In case of any dispute, either of us will go for mediation by the Institute Engineer or Superintending Engineer (as the case may be) and his decision shall be final and binding on both of us.

We have further agreed as under:

1. The Associated Contractor will execute Comprehensive Maintenance (CMC) works which include routine, preventive and breakdown maintenance including repairing and replacement of spares as per terms and conditions of this agreement.
2. All the machinery and equipment, tools and tackles required for execution of the CMC of specialised component, as per this MoU, shall be the responsibility of the Associated Contractor.

C ... Nil I Nil O Nil

3. The site staff required for the execution of CMC of specialised work shall be arranged by the Associated Contractor as per terms and conditions of this MoU.

4. All the correspondence regarding execution of the CMC of specialised work shall be done by the department with the main contractor. In case of non-compliance of the provisions of agreement of the work by the associated contractor, the main contractor shall be held responsible and action will be taken against him as per agreement provisions.

(Authorised Signatory)

SIGNATURE OF THE MAIN CONTRACTOR

Date :

Place :

1. Witness with address

(From main contractor side)

(Authorised Signatory)

SIGNATURE OF ASSOCIATED CONTRACTOR

Date :

Place :

1. Witness with address

(From associated contractor side)

BID SUBMISSION CHECK LIST

ONLINE BID SUBMISSION:

The bid (complete in all respect) must be uploaded online in **two** Envelops as explained below:-

Envelope – 1 (Following documents to be provided as single PDF file)			
Sl. No.	Documents	Content	File Types
1	Technical Bid	Annexure - 1	.PDF
2		Annexure - 3	.PDF
3		Annexure - 4	.PDF
4		EMD Submission proof / Scanned Copy of EMD	.PDF
5		Certificate of work experience as desired	.PDF
6		Certificate of GST Registration	.PDF
7		Affidavit as per provision on stamp paper	.PDF
8		Acceptance to execute INTEGRITY PACT	.PDF
9		IITD 7 / 8 duly signed	.PDF
10		EPFO & ESIC Registration proof with updated challan	.PDF
11		Valid Electrical Licence / Undertaking	.PDF
12		Written Commitment regarding MoU	.PDF
13		Power of Attorney (as applicable)	.PDF
14		EMD Declaration (As required)	.PDF
15		TDS certificate	.PDF
16		Any other document as specified in the NIT	.PDF
Envelope – 2			
Sl. No.	TYPES	Content	
1.	Financial Bid	Price bid should be submitted in BOQ format.	.EXL

SCHEDULE OF QUANTITY

Name of work: Operation and Maintenance of Air conditioning System of Academic Complex East and West of IIT Delhi

Item No.	Description of items	Qty.	Rate (INR)	Unit	Amount
1	Operation & maintenance [routine & preventive] and break down maintenance of high side & low side of the Air conditioning plant (4 x 450 TR Water Cooled Centrifugal Chiller (Model: C3012-BL) 2019 Daikin and 1 x 126 TR Air Cooled chiller (Model 30KA0451A, 2021 Carrier) , 4 x CF3 Paharpur Cooling Towers and entire Air Conditioning system in all floors of Academic Complex East and West comprising of all the machinery, equipment installed in the AC Plant room, all AHUs and FCUs installed in different places, IBMS, valves, sensors, VFDs, controls, contactors, switchgears like ACBs, MCCBs including cooling towers in three shifts of 8 hours each as per maintenance schedule provided below.				
1.01	The maintenance provided during the contract period shall include but not limited to all equipments, labour part and emergency calls providing and site response immediately. However, during the maintenance period, the material including consumable materials shall be arranged by the contractor, if any, replacement is warranted.				

1.02	Chillers: Checking refrigerant level, leak testing with electronic leak detector. If abnormal, trace and rectify as necessary, informing department in writing on the rectification. Inspecting level and condition of oil. If abnormal, trace fault and rectify as necessary. Informing department in writing on the rectification. Checking the liquid line sight glasses for proper flow. Checking all operating pressure and temperature. Inspecting and adjusting, if required, all operating safety controls. Checking capacity control, adjusting if necessary. Lubricating vane / linkage / bearings. Visually inspecting machine and associated components, and listening for unusual sound or noise for evidence of unusual conditions. Checking lock bolts and chiller spring mount. Reviewing daily operating log maintained by operating personnel. Providing written report to department, outlining services carried out, adjustment made, rectification carried out and if the deficiency is of a major nature, arranging with department for shutdown to rectify equipment. Checking all flanges for tightness. Changing oil in oil sump. Replacing filter. Checking oil temperature control. Upgradation of software as and when required. Checking of LED monitor for proper functioning.				
------	--	--	--	--	--

	Chillers: Checking and cleaning motor terminals. Checking connections in starter VFD. Replacement of oil filter gasket. Checking motor earthing, meggering motor and connection wiring on each leg. Checking motor temperature cut-out, tightening motor terminals. Checking starter VFD, arc shield, transformer. Checking dashpot oil, cleaning dashpot and replacing oil when necessary. Testing and calibrating overload setting. Inspecting, calibrating and adjusting to original specifications all gauges, safety and operating controls including low temperature and high pressure cut-out, oil pressure switch, load limit relay and electrical interlocks. Inspecting condenser tubes for fouling. If fouling exceeds original specifications, carrying out cleaning (descaling) of the tubes under intimation to Engineer-in-charge. Testing, Checking and repairing of lubricating pump. For air cooled condenser coils, dust should not be allowed to accommodate on the condenser coil surfaces. Cleaning shall be as often as necessary [approximately every three months] to keep coil clean. Exercise care when cleaning the coil, so that the coil fins are not damaged. Under no circumstances this unit be cleaned with acid based cleaner. Replacement of all spare parts, sensors pertaining to chiller.				
1.03	Water Pumps: Inspecting all water pumps. Checking all seals, glands and pipelines for leaks and rectify as necessary. Re-packing and adjusting pump glands as necessary. Checking all pump bearings and lubricate with oil or grease as necessary. Checking the alignment and condition of all rubber couplings between pumps and drive motors and rectify as necessary. Checking all bolts and nuts for tightness and tighten as necessary. Checking motor earthing, megger motor and connection wiring on each leg. Tightening motor terminals. Checking starter contacts. Testing and calibrate overload setting. Replacement of bearing, seals etc. as and when required. Repairing / rewinding of pump motors as and when required.				

1.04	Expansion Tank: Inspecting expansion tank, draining, cleaning and flushing out tanks as and when necessary.				
1.05	Air handling units and fan coil units: Inspecting all air handling and fan coil units. Checking all air filters and cleaning of filters as necessary. Checking all water coils, seals and pipelines for leaks and rectifying as and when necessary. Checking and re-calibrating modulating valves and controls. Adjusting and rectifying as necessary to ensure compliance to the original specifications. Purging air from all water coils. Checking all fan bearings and lubricate with grease as necessary. Checking the tension of all belt drives and adjust as necessary. Checking and cleaning all the condensate pans, trays and drain. Checking, measuring and re-calibrating all sensors as and when necessary. Checking, cleaning and servicing smoke detectors. Carrying out a system test to ensure that the smoke detectors will trip the AHUs. Checking spring vibration isolators for abnormal vibration. Rectifying if necessary. Coil to be cleaned by [a] spray of high pressure clean water [not exceeding 30 psi] [b] with chemical spray as and when required. Tightening motor terminals. Checking starter VFD contacts. Testing and calibrating overload settings. Replacement of spares including rewinding and repairing of motor, replacement of bearings as and when required.				
1.06	Air Distribution System: Checking operation of all modulating and fixed dampers controlling air flow through unit. Lubricating all damper bearings and linkages as and when necessary. Carrying out space temperature checks on air conditioned areas with thermograph. Balancing air flow as necessary to comply with requirement of original specifications. These checks include the calibration of sensors, thermostat, etc. Checking of noise level of discharged air from diffusers.				

1.07	Ventilation and Fresh Air System: Checking adjusting as necessary the air flow of all fans are in compliance with the original specifications. Checking the tension of all belt drives and adjust as necessary. Checking and lubricating all fan bearings. Tightening motor terminals. Checking starter contacts. Testing and calibrating overload settings. Repairing and restoration of any fault in the system.				
1.08	Electrical Distribution Panel in Plant Room and AHU Room: Cleaning and adjusting all switchgear, contactors, relays and associated electrical equipment periodically. Checking and proving operation of thermal overload and protection devices. Checking and ensuring tightness of all equipment fastenings and cable terminations within switch boards. Vacuum cleaning all switch board cubicles. Restoration of any kind of fault and undertaking repairing as and when required.				
1.09	Piping System: Checking all piping system for leaks and repair these where they have occurred. Checking for damage & deterioration of insulation or sheathings. Rectifying the same as necessary. Flushing of lines as and when required.				

1.10	Consumable Materials: The Contractor shall supply the following consumable materials as and when required:- 1. All greases and oils required for lubrication of compressors, fan bearings, motor bearings, pivots and other moving parts. 2. All refrigerant (R134a) required for topping up. 3. All consumable filter elements / rolls. 4. All chemicals for the correct chemical treatment of the cooling tower and chilled water system. 5. All carbon brushes required to replace worm brushes in electric motors. 6. All electric contact points required to replace worm electric contact points in switchgears, motor starter gears, electronic control gears and electric relays. 7. All electric fuses required to replace blown fuses. 8. Required belts in AHU wherever belt drives are installed. 9. Log Books and stationaries shall be provided for the operators. 10. Repairing and Complaint Registers shall be maintained. 11. Float valves in cooling towers. 12. Closed cell elastometric rubber insulation as and when required. 13. Maintaining of standby FCU motors, Room Thermostats, VF Drives, Insulation, motorised 2 way valves at site so that immediate replacement can be undertaken without affecting users.				
------	---	--	--	--	--

1.11	IBMS: Comprehensive maintenance (including routine and preventive) and breakdown maintenance of Chiller Plant Management System (CPMS) or Building Management System (BMS) including proactive monitoring, calibration, software optimization, and hardware upkeep of the controls that manage chiller efficiency, sequencing, and safety ensuring smooth running of the automated systems as per following: Control Systems and Software Maintenance: • Sensor Calibration: Regular calibration of temperature, pressure, humidity, and flow sensors (e.g., chilled water supply/return, condenser water temperature) to ensure accurate data. • Microprocessor/PLC Inspection: Inspecting the main chiller controller, control boards, transducers, and actuators for proper functioning. • Software Updates & Backups: Updating control software, verifying operating sequences, and backing up configurations. • Sequence of Operations Validation: Testing automatic sequencing, lead/lag pump control, and chiller plant optimization routines. Integration and Communication: • BMS Communication Check: Ensuring the chiller controller communicates reliably with the main Facility Management System (e.g., BACnet, Modbus connections). • Remote Access Verification: Testing the ability to remotely monitor and adjust the system for real-time diagnostics Breakdown Management: Immediate actions to repair back the system to its operating mode by taking corrective actions like repair or replacement of components as required. [Maintenance of CPM / BMS shall be got done by OEM M/s Johnson or their authorised servicer]				
------	---	--	--	--	--

1.12	Cooling Towers: • Checking water leakage and rectification, mounting bolts for tightness and corrosion, replacing if necessary. • Thoroughly inspecting the motor, including gear box. • Lubricating motor components. • Ensuring the drive shaft is not loose. • Checking for wear and tear on the drive shaft. • Ensuring fan motor alignment. • Thoroughly cleaning all parts of the cooling tower. • Changing the oil of gear box. • Lubricating motor bearings if your cooling tower needs external greasing. • Checking and rectifying for obstructed water flow through spray nozzles • Cleaning and flushing spray nozzles • Look for cracks, missing balancing weights, and any unusual vibrations in your fan blades. • Cleaning the surfaces of tower basin, especially if there is visible sediment. • Descaling and cleaning the cooling tower fill to inhibit bacterial growth. • Disinfecting the cleaning tower to prevent bacterial growth. • Checking the float ball and make-up valve to ensure they are properly closed or opened. Replace defective ones. • Clean the fan motor and ensure consistent line voltage and motor amperage readings. • Check oil levels and check for oil leaks in components, hoses, and fittings. • Inspect the air inlet, tower drift eliminators, fill pack, spray nozzles, blowdown system, bleed water valve, vibration switch, filtration and sweeper systems, pipework strainers, and chemical dosing system. • Checking and rectification in power supply and starting VFD circuits. • Undertaking rectification of any kind of fault in the system.				
1.13	Deployment of following standing technicians for proper management etc. complete as required. a) BMS Monitoring cum Chiller Operator / Technician – 04 persons (1 for each shift A, B & C plus, 1 reliever) b) Experienced Chiller Technician (for day to day complaint attendance, service, etc.) - 04 persons (1 for each shift A, B & C, plus 1 reliever) c) Helper - 04 persons (1 for each shift A, B & C, plus 1 reliever) Experience, Educational qualification and Wages etc. shall be as per the stipulations mentioned in Commercial and Additional and Special Conditions.				

	Major Equipments: Water cooled Centrifugal chiller: 4 x 450 TR (Plant Room) Air Cooled Chiller: 1 x 126 TR (Terrace) FRP Cooling Tower (CF3): 4, Fan Motor: 4 x 50 HP with VF Drive Primary Chilled Water Pump: 4 x 20 HP Secondary Chilled Water Pump: 4 x 40 HP Condenser Pump: 4 x 60 HP Insulated Pressurised Closed Water Expansion Tank Electrical Distribution Panel AHU: 77 of various capacities ranging from 2000 to 14000 CFM FCU: 137 of 1 to 2.5 TR capacities DDC, AHU Panel, Server etc. 01 Job means per month (various recoveries for noncompliance to be effected are mentioned in Commercial and Additional Conditions) [N.B. 1 job means CMC per month]	12		Job	-
2	One time replacement of including supplying and fixing of "PVC Fills" "nozzles" of the CF3 (Paharpur) cooling towers including stitching materials, dismantling and removing of existing damaged pvc fills from site for proper disposal etc., cleaning of site, etc. as required.				
2.01	1200 x 300 x 300 mm (LxWxH) or as required	600		Each	-
2.02	PVC nozzles as required	300		Each	-
	Total Rs.				

Sr. Asstt.

JE

AEE-in-charge AC Division