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**Assistant Engineer (E)-3
DED-301, CPWD,
R K Puram New Delhi-22**

टैन्डर नोटिस

के०लो०नि०वि०, ई-निविदा आमन्त्रण सूचना

भारत के राष्ट्रपति की ओर से सहायक अभियन्ता (वै०)-3, दिल्ली विद्युत मंडल-301, के.लो.नि.वि., सैक्टर-12, आर.के.पुरम, नई दिल्ली-110022, दूरभाष:-26194056, ई-मेल: cpwdsd6rkp12@gmail.com निम्नलिखित कार्य के लिए के०लो०नि०वि० में उचित श्रेणी में “**Specialized agencies as well as CPWD and Non CPWD Contractors who possess the necessary eligibility criteria/ experience**” में पंजीकृत तथा उपयुक्त पात्र ठेकेदार से प्रतिशत दर ई-निविदा आवेदन आमंत्रित की जाती है।

नि.आ.सं. 48/सहा.अभि.-3/द.वै.म.-301/2026-27, कार्य का नाम:- **Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).** अनुमानित लागत रुपये: 5,92,490/-, Earnest Money:- Rs. 11,850/- एवं अनुमत्य समय: 08 माह ऑनलाइन निविदा डालने की अंतिम तिथि व समय: 14-07-2026 को अपराह्न 15:00 बजे तक बीड खोलने की तिथि: 14-07-2026 15:30 बजे तक।

इस निविदा सूचना की विस्तृत जानकारी को वेबसाइट www.etender.cpwd.gov.in से प्राप्त किया जा सकता है। प्रेस नोटिस सूचना को वेबसाइट www.eprocure.gov.in पर भी उपलब्ध है।

TENDER NOTICE

CPWD NOTICE INVITING E-TENDERS

The Assistant Engineer (E)-3, DELHI ELECTRICAL DIVISION-301, CPWD, Sector-12, R.K Puram, New Delhi-110022, 011-26194056, E-mail ID: cpwdsd6rkp12@gmail.com on behalf of President of India Invites Online percentage rate e-tender in single bid system from “**Specialized agencies as well as CPWD and Non CPWD Contractors who possess the necessary eligibility criteria/ experience**” for the following work:

NIT No. 48/AE(E)-3/DED-301/2026-27, Name of work:- **Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).** Estimate amount : Rs. 5,92,490/, Earnest Money:- Rs. 11,850/- and Period of Completion: **08 Month**, Last Date and Time of Submission of Tender Online **14-07-2026, 15:00 hrs.** Date of opening of bid: **14-07-2026, 15:30 hrs.**

The bid forms and other details can be obtained from the website www.etender.cpwd.gov.in. The press notice is also available on www.eprocure.gov.in

Assistant Engineer (E)-3
DED-301, CPWD,
R K Puram New Delhi-22

INFORMATION AND INSTRUCTIONS FOR CONTRACTORS FOR e-TENDERING

The Assistant Engineer (E)-3, DELHI ELECTRICAL DIVISION-301, CPWD, Sector-12, R.K Puram, New Delhi-110022, 011-26194056, E-mail ID: cpwdsd6rkp12@gmail.com on behalf of President of India invites on behalf of President of India, online percentage rate e-tender in single bid system from **specialized agencies as well as CPWD and Non CPWD Contractors who possess the necessary eligibility criteria/ experience** for the following work:-

NIT No.	48/AE(E)-3/DED-301/2026-27
Name of work & location	Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).
Estimated cost put to tender	Rs. 5,92,490/-
Earnest Money	Rs 11,850/-
Period of Completion	06 Months
Last date & time of submission of bids, EMD & other documents as specified in the NIT	Upto 15:00 hrs. on 14-07-2026
Time & date of opening Eligibility bid	15:30 hrs. on 14-07-2026

****To be filled up by EE(E)**

- 1) Eligibility Criteria:- All Contractors/firms must fulfill the following minimum eligibility criteria as defined below

a) Similar work shall mean works of “Cleaning of HVAC Ducts”:

Experience of having successfully completed works during last seven years ending Last day of month previous to the one in which tender are invited.

- (i) Three similar works each of financial value not less than **Rs. 2,36,996/-** (40% of the estimated cost of **Rs. 5,92,490/-**)

OR

- (ii) Two similar works each of financial value not less than **Rs. 3,55,494/-** (60% of the estimated cost of **Rs. 5,92,490/-**)

OR

- (iii) One similar works each of financial value not less than **Rs. 4,73,992/-** (80% of the estimated cost of **Rs. 5,92,490/-**)

Similar work shall mean works of “**Similar work shall mean works of “Cleaning of HVAC Ducts” and item in the work in which completion certificate is attached must contain item in work in this NIT.**”

Note:- The value of executed works 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 day of month previous to the one in which tender is invited.

- A) In case of specialized agency who are non enlisted contractor in CPWD then Certificate of average annual financial turnover of at least **Rs. 1,77,747/-** (30% of estimated cost i.e. **Rs. 5,92,490/-** put to tender) of the last three years i.e. 2023-24, 2024-25 & 2025-26 from CA. In case of enlisted contractor having experience as given above then the agency required to upload both experience / completion certificate of similar work and enlistment order in CPWD. However, enlistment document shall be required in case of enlisted contractor in CPWD

B) In case of specialized agency who are non enlisted contractor in CPWD the Network Certificate of minimum of Rs. **59,249/-** (10% of the estimated cost i.e. **Rs. 5,92,490/-** put to tender issued by Certified Chartered Accountant). In case of enlisted contractor having experience as given above then the agency required to upload both experience / completion certificate of similar work and enlistment order in CPWD. (**Networth Certificate should be issued during last 1 year only**). However, enlistment document shall be required in case of enlisted contractor in CPWD

1. The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
2. Information and Instructions for bidders posted on website shall form part of bid document.
3. 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 www.etender.cpwd.gov.in/ CPWD or www.cpwd.gov.in.
4. **But the bid can only be submitted after deposition of original EMD either in the Subdivision office inviting bid or any Sub division office/ Division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned document such as Insurance surety Bonds, Account Payee Demand Draft or Bankers Cheque or Fixed Deposit Receipt or / and Bank guarantee (A part of earnest money is acceptable in the form of bank guarantee also. In such case, 50% of earnest money or Rs. 20 lakh, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee) from any of the Commerical Banks towards EMD in favour of Executive Engineer (E), ED-IX, CPWD, New Delhi, receipt for deposition of original EMD to Division office of any Executive Engineer, CPWD including NIT Issuing EE / AE, CPWD and other document as specified.**
Those contractors not registered on the website mentioned above, are required to get registered before and. If needed they can be imparted training on online bidding process as per details available on the website.
5. The intending bidder must have valid class- III digital signature to submit the bid.
6. On opening date, the contractor can login and see the bid opening process. After opening of bids he will receive the competitor bid sheets.
7. Contractor can upload documents in the form of JPG format and PDF format.
8. Contractor must ensure to quote percentage rate of works component as given in template. The column meant for quoting percentage rate in figures appears in pink colour and the moment rate is entered, it turns sky blue.
9. In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as "0" (ZERO). However, if tenderer does not quote any percentage above or below on the total amount of the tender or any section / sub head in percentage tender, the tender shall be treated as invalid and not consider lowest tender.
10. 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.

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

1. **Insurance surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank guarantee from any of the Commerical Banks against EMD** in favour of Executive Engineer (E), ED-IX, CPWD, New Delhi.
2. Copy of receipt for deposition of original EMD issued from Sub division office **inviting bid or any Sub division office/ Division office of any Executive Engineer, CPWD** (In Enclosed Performa)
3. GST registration certificate, if already obtained by the bidder.
If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents.
"If work is awarded to me, I/we shall obtain GST registration certificate, as applicable, within one month from the date of receipt of award letter or before release of any Payment by CPWD, whichever is earlier, failing which I/we shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard".
4. **Copy of Certificates of Work Experience/Completion certificate certified by an officer not below the rank of Executive Engineer/Project Manager or equivalent, clearly indicating.....Name of work, b) Scope of Work, c) Agreement No., d) Estimated Cost, e) Tendered Cost, f) Final Value of Work Done, g) Date of Start, h) Stipulated date of Completion, i) Actual date of completion, j) Nature of the Work etc. (In case some of**

above said details are not mentioned in the Completion certificate, the firm shall attach proof in support of above details) etc.

5. Copy of Certificate of financial turnover from CA.
6. Copy of Profit & loss account (Balance sheet).
7. Copy of Bank Solvency Certificate issued by bank as per **Form:- B or Networth Certificate** issued by certified Chartered Accountant as per **Form:- B-1**.
8. Copy of Affidavit **on stamp paper duly attested by notary** as per provisions of clause 1.2.3 of CPWD-6 for e-tendering **“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 CPWD 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)”**.
9. Certificate of ESIC and EPFO registration, If the tenderer does not have ESIC and EPFO Registration then he have to upload an undertaking that, he has not employed/ deployed 20 or more labours in any day in the preceding one year for registration with EPFO and 10 or more labour in any day in the preceding 1 year for registration with ESIC and he will be get registered with ESIC and EPFO, if applicable before starting of the work otherwise appropriate action may be taken against him such as determination of contract, forfeiture of performance guarantee etc.
10. Valid Electrical Contractor License or undertaking that they will either obtain valid electrical license at the time of execution of electrical work or associate the contractor having valid electrical license of appropriate class.
11. Bid will be rejected if the bidder does not upload ERP Training certificate.
12. Email & mobile no. of the firm/ agency on the letter head of firm/ agency (For making correspondence)
13. Contractor must be upload Pan Card.

Note:- The Lowest Bidder is required to produce original document on or before or at the time of submission of Performance guarantee Money which are uploaded by the bidder at the time of bid submission otherwise Performance guarantee Money shall not be accepted & EMD shall be forfeited.

**Assistant Engineer (E)-3
DED-301, CPWD,
R K Puram New Delhi-22**

Receipt of deposition of original EMD	
(Receipt No./Date.....)	
1. Name of Work:- Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).	
2. NIT No. 48/ AE(E)-3/DED-301/2026-27	
3. Estimated Cost. Rs. 5,92,490/-	
4. Amount of Earnest Money Depsoit Rs. 11,850/-	
5. Last date of submission of bids 14-07-2026 , upto 15:00 Hrs. (*To be filled in by NIT approving authority/ EE at the time of issue of NIT and uploaded along with NIT)	
1. Name of contractor:-	-----
3. Form of EMD:-	-----
4. Amount of Earnest Money Deposit:-	-----
5. Date of submission of EMD:-	-----
Signature, Name and Designation of EMD Receiving officer (EE/AE/AAO) Along with office stamp	

CPWD-6

भारत सरकार **GOVERNMENT OF INDIA**

केन्द्रीय लोक निर्माण विभाग **CENTRAL PUBLIC WORKS DEPARTMENT**

निविदा आमंत्रण सूचना **NOTICE INVITING e-BID**

(ई-निविदा के लिए) (For e-tendering)

1. ~~Item rate/~~ Percentage rate bids are invited on behalf of President of India from the CPWD enlisted contractors of appropriate class or specialized agencies/firms ~~and those of appropriate list of M.E.S, BSNL, Railways and State P.W.D. (B&R) or State Govt.'s Department (Strike out as the case may be) dealing with building and roads, if there is no state PWD (B&R) for the work of~~ **Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).**

The enlistment of the contractors should be valid on the last date of submission of bids.

In case only the last date of submission of bid is extended, the enlistment of contractor should be valid on the original date of submission of bids.

- 1.1 The work is estimated to cost **Rs. 5,92,490/-**. This estimate, however, is given merely as a rough guide.

- 1.1.1 ~~The authority competent to approve NIT for the combined cost and belonging to the major discipline will consolidate NITs for calling the bids. He will also nominate Division which will deal with all matters relating to the invitation of bids.~~

~~For composite bid, besides indicating the combined estimated cost put to bid, should clearly indicate the estimated cost of each component separately. The eligibility of bidders will correspond to the combined estimated cost of different components put to bid.~~

- 1.2 ~~Intending bidder is eligible contractors provided they produce 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:-~~

Criteria of eligibility for issue of bid documents:

- 1.2.1 ~~Conditions for Non-CPWD contractors only, if bids are also open to non-CPWD contractors.~~

~~For works estimated to cost upto tendering limit of class-I composite category Contractor (However, for Horticulture and Furniture etc discipline, it may be modified as per bidding limit of CPWD class I contractors of respective discipline as the case may be)~~

~~Three similar works each of value not less than ` Rs..... or two similar work each of value not less than `Rs..... or one similar work of value not less than ` (all figures rounded to nearest convenient figure) in last 7 years ending last previous day of last date of submission of bids.~~

Note :-

~~For works costing above tendering limit of class-II Composite Category contractors but upto tendering limit of Clause-I composite category Contractor (However, for Horticulture and Furniture discipline, it may be modified as per bidding limit of CPWD class-II and CPWD class-I contractors respectively of respective discipline as the case may be) when bids are open to non-CPWD contractors also, then class-II contractors of CPWD registered shall also be eligible if they satisfy the eligibility criteria specified in 1.2.1 above.~~

- 1.2.2 **Criteria of eligibility for CPWD as well as non-CPWD contractors.**

For works estimated to cost above the tendering limit of class-I composite category Contractor (However for Horticulture and Furniture discipline, it may be modified as per bidding limit of CPWD class-I contractors of respective discipline as the case may be.)

Three similar works each of value not less than Rs -----/- or two similar work each of value not less than Rs -----/- or one similar work of value not less than Rs -----/- (all figures rounded to nearest convenient figure) in last 7 years ending last previous day of last date of submission of bids.

The value of executed works 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 the last date of submission of bid. This is applicable for 1.2.1 as well 1.2.2. (This is not applicable for CPWD enlisted contractor of appropriate class in Composite Category)

To become eligible for submission of bids, 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 CPWD 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 Performance Guarantee. (Scanned copy to be uploaded at the time of submission of bid)

1.2.3 When bids are invited from non CPWD contractors and CPWD class II contractors as per provisions of clause 1.2.1 above, it will be mandatory for non CPWD contractors and CPWD class-II contractors to upload the work experience certificate(s) and the affidavit as per the provisions of clause 1.2.2.

But for such bids, Class-I contractors of CPWD are eligible to submit the bids without submission of work experience certificate and affidavit. Therefore, CPWD class-I contractors shall upload two separate letters for experience certificate and affidavit that these documents are not required to be submitted by them. Uploading of these two letters is mandatory otherwise system will not clear mandatory fields.

2. Agreement shall be drawn with the successful bidders on prescribed Form No. CPWD 7 (or other Standard Form as mentioned) which is available as a Govt. of India Publication and also available on website www.cpwd.gov.in Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.
3. The time allowed for carrying out the work will be **08 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. The site for the work is available.

The architectural and structural drawings shall be made available in phased manner, as per requirement of the same as per approved programme of completion submitted by the contractor after award of the work.

5. 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 on website www.etender.cpwd.gov.in, www.cpwd.gov.in free of cost.
6. 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 bid as notified.
7. 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 bid as notified.
8. When bids are invited in three stage system and if it is desired to submit revised financial bid then it shall be mandatory to submit revised financial bid. If not submitted then the bid submitted earlier shall become invalid.

9. Earnest Money in the form of Insurance surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank guarantee (for balance amount as prescribed) from any of the Commercial Banks (drawn in favour of Executive Engineer (E), ED-IX, CPWD, New Delhi.) shall be scanned and uploaded to the e-tendering website within the period of bid submission.

The original EMD should be deposited either in the Subdivision office inviting bid or any Sub division office/ Division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving Executive Engineer shall issue a Receipt of deposition of earnest money deposit to the bidder in a prescribed format (enclosed) uploaded by tender inviting EE in the NIT.

A part of earnest money is acceptable in the form of bank guarantee also. In such case, 50% of earnest money or Rs 20 lakh, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee of any Commercial Bank having validity for 6 months or more from the last date of Receipt of bids which is to be scanned and uploaded by the intending bidders.

- 9A The contractors registered prior to 01.04.2015 on e-tendering portal of CPWD shall have to deposit tender processing fee at existing rates, or they have option to switch over to the new registration system without tender processing fee any time.

The bid submitted shall be opened at 15:30 PM on 14-07-2026

10. The bid submitted shall become invalid if:
- (i) The bidders is found ineligible.
 - (ii) The bidder does not upload scanned copies of all the documents stipulated in the bid document.
 - (iii) 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 tender opening authority.
 - (iv) 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.
11. The contractor whose bid is accepted, will be required to furnish 5% of tendered value or Estimated Cost Put to Tender (ECPT) (whichever is higher). Where the tendered amount is less than eighty percent (80%) of the Estimate Cost put to tender (ECPT), the performance guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount in Schedule 'E' and 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, then EMD submitted shall be forfeited automatically without any notice to the contractor. The Earnest Money deposited along with the bid shall be returned after receiving the aforesaid Performance Guarantee. The Contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC, and BOCW Welfare Board including Provident Fund Code No. if applicable and also ensure the compliance of aforesaid provisions by the sub contractors, if any engaged by the contractor for the said work and Programme Chart (Time and Progress) within the period specified in Schedule F.
12. The description of work is as following:
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 sub-soil (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 bidders 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 bidders 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. The competent authority on behalf of the President of India 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 bid in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
14. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bid submitted by the contractors who resort to canvassing will be liable to rejection.
15. The competent authority on behalf of President of India reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.
16. The contractor shall not be permitted to bid for works in the CPWD Circle (Division in case of contractors of Horticulture/Nursery category) 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 to 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 gazette officer in the Central Public Works Department or in the Ministry of Urban Development. Any breach of this condition by the contractor would render him liable to be removed from the approved list of contractors of this Department.
17. 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 previous permission of the Government of India in writing. This contract is 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. The bid for the works shall remain open for acceptance for a period of Seventy Five **days (75 days) from the date of opening of Eligibility bid**. If any bidder withdraws his tender before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the tender which are not acceptable to the department, then the Government shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said earnest money as aforesaid. Further the bidder shall not be allowed to participate in the rebidding process of the work.
19. This notice inviting Bid shall form a part of the contract document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within 7 days from the stipulated date of start of the work, sign the contract consisting of:-
 - a) 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 rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.
 - b) Standard C.P.W.D. Form **7** or other Standard C.P.W.D. Form as applicable.

20. For Composite Bids

- 20.1.1 The Executive Engineer in charge of the major component will call bids for the composite work. The cost of bid document and Earnest Money will be fixed with respect to the combined estimated cost put to tender for the composite bid.
- 20.1.2 The bid document will include following three components:

Part A: CPWD-6, CPWD-7/8 including schedule A to F for the major component of the work, Standard General Conditions of Contract for CPWD 2014 as amended/modified upto.....

Part B: General / specific conditions, specifications and quantities applicable to major component of the work.

Part C: Schedule A to F for minor component of the work. (competent authority under clause 2 and clause 5 shall be same authority as mentioned in schedule A to F for major components), General/specific conditions, specifications and schedule of quantities applicable to minor component(s) of the work.

- 20.1.3 The bidders must associate himself, with agencies as per NIT conditions.
- 20.1.4 The eligible bidders shall quote rates for all items of major component as well as for all items of minor components of work.
- 20.1.5 After acceptance of the bid by competent authority, the EE in charge of major component of the work shall issue letter of award on behalf of the President of India. After the work is awarded, the main contractor will have to enter into one agreement with EE in charge of major component and has also to sign two or more copies of agreement depending upon number of EE's/DDH in charge of minor components. One such signed set of agreement shall be handed over to EE/DDH in charge of minor component(s). EE of major component will operate part A and part B of the agreement. EE/DDH in charge of minor component(s) shall operate Part C along with Part A of the agreement.
- 20.1.6 Entire work under the scope of composite bid including major and all minor components shall be executed under one agreement.
- 20.1.7 Security Deposit will be worked out separately for each component corresponding to the estimated cost of the respective component of works.
- 20.1.8 The main contractor has to associate agency(s) for specialized component(s) conforming to eligibility criteria as defined in the bid document and has to submit detail of such agency(s) to Engineer-in-charge of relevant component(s) within prescribed time. Name of the agency(s) to be associated shall be approved by Engineer-in-charge of relevant component(s).
- 20.1.9 In case the main contractor intends to change any of the above agency/agencies during the operation of the contract, he shall obtain prior approval of Engineer-in-charge of relevant specialized component.
The new agency/agencies shall also have to satisfy the laid down eligibility criteria. In case Engineer-in-charge is not satisfied with the performance of any agency, he can direct the contractor to change the agency executing such items of work and this shall be binding on the contractor.
- 20.1.10 The main contractor has to enter into MoU with agency(s) associated by him. Copy of such MoU shall be submitted to EE/DDH in charge of each relevant component as well as to EE in charge of major component. In case of change of associate contractor, the main contractor has to enter into MoU/agreement with the new contractor associated by him.
- 20.1.11 Running payment for the major component shall be made by EE of major discipline to the main contractor. Running payment for minor components shall be made by the Engineer-in-charge of the discipline of minor component directly to the main contractor.
- 20.1.12 A. The composite work shall be treated as complete when all the components of the work are complete. The completion certificate of the composite work shall be recorded by Engineer-in-charge of major component after record of completion certificate of all other components.
- 20.1.12 B. Final bill of whole work shall be finalized and paid by the EE of major component.
Engineer(s) in charge of minor component(s) will prepare and pass the final bill for their component of work and pass on the same to the EE of major component for including in the final bill for composite contract.

On Non-Judicial Stamp Paper Of Minimum Rs. 100

(CPWD, OM No.DG/CON/311 dated 20.10.2020)

(Guarantee Offered By Bank To Cpwd In Connection With The Execution Of Contracts)

**Form of Bank Guarantee for Earnest Money Deposit/Performance Guarantee/Security
Deposit/mobilization Advance**

1. Whereas, the **Assistant Engineer (E)-3, DED-301, R K Puram New Delhi-22.** on behalf of the President of India (hereinafter called "The Government") has invited bids under(NIT Number).....dated.....for.....(Name of work : **“Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).** The Govt. has further agreed to accept irrevocable Bank Guarantee for Rs. (Rs..... only) valid upto.....(date)*.....as Earnest Money Deposit from.....(name and address of the contractor).....(hereinafter called “the contractor”) for compliance of his obligations in accordance with the terms and conditions of the said NIT.

OR**

Whereas, the **Assistant Engineer (E)-3, DED-301, R K Puram New Delhi-22.** on behalf of the President of India (hereinafter called "The Government") 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: **Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).** The Government has further agreed to accept an irrevocable bank Guarantee for Rs.....(Rupees.....only) valid upto.....(date).....as Performance Guarantee/SecurityDeposit/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).....(hereinafter referred to as “the Bank”), hereby undertake to pay to the Govt. an amount not exceeding Rs..... (Rs.....only) on demand by the Govt. within 10 days of the demand.
3. We,(indicate the name of the bank)..... do hereby undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Govt. stating that the amount claimed is reqd. 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 Govt. 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 Govt. 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 Govt. against the said contractor and 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 Govt. or any indulgence by the Govt. 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 Govt. as 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 the Govt. 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 Govt. in writing.
9. This Bank Gurantee shall be valid upto.....unless extended on demand by the Govt. 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

WITNESS

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.

(CPWD, OM No.DG/SOP/14 dated 20.10.2020)

(Proforma for encashment of BG to be issued 14 days before its expiry)

भारत सरकार
केन्द्रीय लोक निर्माण विभाग
दि.वै.मं-301 आर.के.पुरम, नई दिल्ली

To

The Manager

...(Name & Address of Bank)...

.....

.....

Subject : Request for encashment of Bank Guarantee number.....dated..... for Rs.....valid up to..... towards earnest money deposit/performance guarantee/security deposit/mobilization advance (As applicable)

Name of Contractor:

Dear Sir,

The above mentioned Bank Guarantee numberdated..... is valid up to..... In terms of paragraph 2 of the said Bank Guarantee, the Govt. of India hereby demands a sum of Rs.....(Rupees.....only) payable under this Bank Guarantee since this amount is required to meet the recoveries due from.....(name of the contractor)..... The amount shall be paid latest by.....(give date).....by transfer to account number.....

The aforesaid Bank Guarantee is being sent to you through.....(name and designation).....along with this letter.

Enclosure : Bank Guarantee

Yours faithfully,
Assistant Engineer (E)-3
DED-301, CPWD
R K Puram, New Delhi.

Copy to:.....(Name & address of the contractor).....

Proforma for extension of BG to be issued 30 days before its expiry)

भारत सरकार
केन्द्रीय लोक निर्माण विभाग
दि.वै.मं-301 आर.के.पुरम, नई दिल्ली

To

The (Name and address of Contractor)...

.....
.....

Sub : Extension of Bank Guarantee number.....dated..... issued by(Name of Bank).....

(Name of work: **Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).**

Agreement No.

Dear Sir,

The Bank Guarantee number.....dated..... submitted by you for the above mentioned work as security deposit/performance guarantee/mobilization advance/earnest money deposit (as applicable) is valid upto.....

The validity of the aforesaid bank guarantee needs to be extended because.....(give reasons).....

You are, therefore, requested to get the validity of the said Bank Guarantee extended upto.....and submit the same to this office within 15 days from the issue of this letter, failing which it shall be encashed without further notice.

Yours faithfully,

Yours faithfully,
Assistant Engineer (E)-3
DED-301, CPWD
R K Puram, New Delhi.

CPWD-7
GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
Percentage Rate Tender & Contract for Works

**Tender for the : Operation and Maintenance of various E&M services at Lokpal
work of Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive
and break down maintenance of HVAC Plant).**

- (i) Tender to be uploaded online by **15:00 hrs. 14-07-2026**
- (ii) The time and date of opening of the bid online in presence of tenderers who may be present at **15:30 hrs. 14-07-2026** in the office of **The Assistant Engineer (E)-3, DED-301, CPWD, R K Puram New Delhi.**

T E N D E R

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 President of India within the time specified in Schedule 'F', viz., schedule of quantities and in accordance in all respects with the specifications, designs, drawings 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 respects of accordance with, such conditions so far as applicable.

I/We agree to keep the tender open for ~~...30... days from the due date of its opening in case of single bid system~~ **or 75** (Seventy Five) days from the date of opening of eligibility bid in case tenders are invited on two /three bid system for specialized work and not to make any modification in its terms and conditions..

A sum of Rs. **Rs 11,850/-** is hereby forwarded in Insurance surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank guarantee (for balance amount as prescribed) issued by any of the Commercial Banks as earnest money.

A copy of earnest money in Insurance surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank guarantee (for balance amount as prescribed) issued by any of the Commercial Banks is scanned and uploaded (strike out as the case may be). If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that the said President of India 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 work as specified, I/ We agree that President of India 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, if I/We fail to commence work as specified, I/We agree that President of India 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 performance guarantee as aforesaid I/We shall be debarred for participation in the retendering 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 CPWD 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 debar for tendering in CPWD.

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 therefrom to any person other than a person to whom I/We, am/are authorised to communicate the same or use the information in any manner prejudicial to the safety of the state.

Dated

Signature of the Contractor

Postal Address -----

Telephone No. -----

Witness: -----

FAX -----

Address: -----

E-MAIL -----

Occupation: -----

स्वीकृति
ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is accepted by me for and on behalf of the President of India for a sum of Rs. _____/-
(Rupees_____)

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

- (a). _____
- (b). _____
- (c). _____

For & on behalf of the President of India

Dated _____

Signature_____

Designation _____

PROFORMA OF SCHEDULES

SCHEDULE 'A'

Schedule of quantities (As per PWD-3)

SCHEDULE 'D'

Extra schedule for specific requirements/document for the work, if any. As per sheet attached.

SCHEDULE 'E'

Reference to General Conditions of contract (GCC-EPC Project-2022/ GCC-Maintenance work-2023/ GCC Construction work-2023)	:	General conditions of contract for Maintenance Work - 2023 as modified and corrected upto previous day of last day of submission of tender.
Name of Work	:	Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).
Estimated cost of work	:	Rs. 5,92,490/-
(i) Earnest Money	:	Rs 11,850/- (to be returned after receiving of performance guarantee)
(ii) Performance Guarantee	:	a) 5% of tendered value or Estimated Cost Put to Tender (ECPT) (whichever is higher) b) Where the tendered amount is less than eighty percent (80%) of the Estimate Cost put to tender (ECPT), the performance guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount.
(iii) Security Deposit	:	2.5% of tendered value of the work to be deducted from each R/A Bill.

SCHEDULE 'F'

GENERAL RULES & DIRECTIONS

Latest GCC of Maintenance works

Officer inviting tender

: Assistant Engineer (E)-3, DED-301, CPWD, Sector-12, R K Puram New Delhi.

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 Engineer (E)-3, DED-301, CPWD, R K Puram New Delhi.**

2(viii) Accepting Authority : **Assistant Engineer (E)-3, DED-301, CPWD, R K Puram New Delhi.**

2(x) Percentage on cost of materials and Labour to cover all overheads and profits : **15%**

2(xi) Standard Schedule of Rates : **Based on Current Minimum wages & Market Rates DSR 2025**

2(xii) Department : **Central Public Works Department.**

9(ii) Standard CPWD Contract Form GCC 2019, CPWD Form 7/ 8 as modified & corrected upto : **GCC Maintenance Work-2023 & CPWD Form 7 Corrected up to date of submission of Tender.**

Clause 1

(i) Time allowed for submission of Performance Guarantee, Programme Chart (Time and Progress) and applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board or proof of applying thereof from the date of issue of letter of acceptance. : **07 days**

(ii) Maximum allowable extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above : **03 days**

Clause 2

Authority for fixing compensation under Clause- 2 : **Executive Engineer (E), CPWD, DED-301, (Formerly known as ED-IX), CPWD R K Puram, New Delhi**

Clause 2A

Applicable clause 2/ Clause 2A : **No**

Clause 5

Number of days from the date of issue of letter of acceptance for reckoning date of start. : **10 days**

Mile stone(s) as per table given below:-

S.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 (of agreement amount)
NIL			

Time allowed for execution of work : **06 Months**

Authority to decide

- (i) Extension of time : **Assistant Engineer (E)-3, DED-301, CPWD, R K Puram New Delhi**
- (ii) Rescheduling of mile stones : **Assistant Engineer (E)-3, DED-301, CPWD, R K Puram New Delhi**
- (iii) Shifting of date of start in case of delay in handin over of site : **Assistant Engineer (E)-3, DED-301, CPWD, R K Puram New Delhi**

PROFORMA OF SCHEDULES Clause 5 Schedule of handing over of site

Part	Portion of site	Description	Time Period for handing over reckoned from date of issue of letter of intent
Part A	Portion without any hindrance		
Part B	Portions with encumbrances		
Part C	Portions dependent on work of other agencies		

Clause 6 : Applicable clause 6 / 6 A : **(Electronic Measurement Book) EMB**
Mode of measurement : **EMB**

Clause 7

Gross work to be done together with net payment /adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment : **NA**

Clause 7A

Whether Clause 7A shall be applicable : NA

Clause 10A

List of testing equipment to be provided by the contractor at site lab.

1..... 2 3.....
4..... 5 6.....

----- As per direction of Engineer-in-charge -----

Clause 10B (ii)

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

Clause 10C

Component of labour expressed as percent of : N.A
value of work

Clause 10 CC

Schedule of component of other Materials, : Not Applicable
Labour etc. for price escalation :

Component of civil (except materials covered
under **clause 10CA**) /Electrical construction
Materials expressed as percentage of total value
of work.

Component of of Labour

Expressed as percentage of total value of work.

Xm%

Y-----%

N/A

Clause 11

Specifications to be followed for execution of : C.P.W.D. General Specifications for EI works, HVAC,
work as amended upto date & as per Terms & conditions
attached.

Clause 12 Authority to decide deviation upto
1.5 times of tendered Amount

Chief Engineer (NDZ III), CPWD, Sewa Bhawan,
New Delhi

12.2. & 12.3

Deviation Limit beyond which clauses 12.2 &
12.3 shall apply for this work :

N.A. (All the deviated quantity shall be paid at agreement
rate)

12.5

(i) Deviation Limit beyond which clauses 12.2 &
12.3 shall apply for foundation work (except : N.A.
items mentioned in earth

ii) Deviation Limit for items mentioned in earth : NA
Work subeard of DSR and releated work

Clause 16

Competent Authority for deciding reduced rates : Chief Engineer (NDZ III), CPWD, Sewa Bhawan, New
Delhi

Clause 18

List of mandatory machinery, tools & plants to be deployed by the contractor at site

1..... 2 3.....
4..... 5 6.....

----- As per direction of Engineer-in-charge -----

Clause 19 C: Competent Authority to decide penalty for each default

Clause 19D: Competent Authority to decide penalty for each default

Clause 19G: Competent Authority to decide penalty for each default

Clause 19K: Competent Authority to decide penalty for each default

Clause 25

Constitution of Dispute Redressal Committee (DRC)	Conciliator	ADG (RD), CPWD, New Delhi
	Arbitrator Appointing authority	Chief Engineer, NDZ-III, CPWD, New Delhi

Clause 32**Requirement of Technical Representative(s) and recovery Rate: -**

S. No	Minimum Qualification of Technical Representative	Minimum experience (years)	Discipline	Designation (Principal Technical /Technical Representative)	Number	Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 32 (i)	
						Figures	Words
-- As per latest provision of Clause - 32							

Assistant Engineers retired from Government services that are holding Diploma will be treated at par with Graduate Engineers.

Diploma holder Engineer 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 holder Engineers should not exceed 50% of requirement of degree engineers.

Clause 38

- (i) (a) Schedule/statement for determining theoretical quantity of cement & bitumen on the basis of Delhi Schedule of Rates 2018 printed by C.P.W.D.
- (ii) Variations permissible on theoretical quantities:

Cement For works with estimated cost put to bid not more than Rs. 25 lakh.	2% plus/minus
For works with estimated cost put to bid more than Rs.25 lakh	
b) Bitumen for all works.	2.5% plus only & nil on minus side
c) Steel Reinforcement and structural steel sections for each diameter, section and category.	2% plus/minus
d) All other materials.	Nil

**Assistant Engineer (E)-3
DED-301, CPWD,
R K Puram New Delhi-22**

GENERAL TERMS & CONDITIONS

1. The work shall be carried out as per CPWD general specifications for electrical works Part-I & II, and HVAC 2017 upto date as amended wherever applicable and entire satisfaction of Engineer-in-charge or his representative.
2. The contractor / Firm is advised to visit the site of work before quoting the rates, in order to ascertain the quantum and location of work.
3. The work shall be carried out as per direction of the Engineer-In-charge or his authorized representative
4. Conformity with statutory acts, rules, standards and codes all electrical works shall be carried out in accordance with the provisions of Indian Electricity Act, 2003 and Indian Electricity Rules, 1956 as amended upto date. They shall also conform to CPWD General specification for Electrical works, part-I (Internal, 2023 and part- II (External), and HVAC 2024 as amended upto date.
5. Safety codes and labour Regulations: -
 - (a) In respect of all labour employed directly or indirectly on the work for the performance of the contractor's part of work, the contractor at his own expense, will arrange for safety provision as per the statutory provisions, B.I.S recommendations, factory act, workman's compensation act, CPWD code and instruction issued from time to time. Failure to provide such safety requirement would make the tenderer liable for penalty for Rs. 200/- for each violation. In addition, the Engineer-in-charge, shall be at liberty to make arrangements and provide facilities as aforesaid and recover the cost from the contractor.
 - (b) The contractor shall provide necessary barriers, warning signals and other safety measures while executing the work or wherever necessary so as to arising accidents. He shall also indemnify CPWD against claims for compensation arising out of negligence in this respect. Contractor shall be liable, in accordance with the Indian law and Regulations for any accidents occurring due to any cause. The department shall not be responsible for any accidents occurred or damaged incurred or claims arising there from during the execution of work. The contractor 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 contractor due to the above provisions thereof.
6. The contractor shall take all precautions for safety of the workmen. If any accident/ mis-happening occur the department shall not be responsible for the same. If any compensation is to be paid to the victim, the firm shall pay the same and no claim in this account shall be entertained by the department.
7. If the work is of deposit work and carried out on obtaining sanction along with fund from the client department. The operation and maintenance of E&M services in this building is continuous nature. So, tender has been called for 8 months accordingly. Meanwhile client department in case stop sanctioning or not providing funds or withdraw the works from CPWD, then agreement will be resigned on one month notice by the department to contractor for which no any nature of claim will be entertained.
8. It shall be entirely the responsibility of the contractor to ensure that no unlawful act is done by his persons while on duty. In case any theft/ loss of departmental property takes place due to the negligence or carelessness of his personnel, the contractor will be held responsible and shall made good the same. The aforesaid terms and conditions shall be read in conjunction with the general rules and directions from the guidance of Contract form PWD -8.
9. Department shall in no way be involved in any dispute of whatever kind, between the contractor and the staff engaged by him. Payment against the final bill however would be subject to clearance from labour authorities.
10. After deployment of the staff interview of all staff shall be taken by the committee of one executive engineer and one assistant engineer.
11. Before the start of contract, the contractor is bound to submit the following details along with supporting papers of the to be engaged by him. After receipt of confirmation of their suitability from Engineer-In-charge or his authorized representative, they shall be deployed on duty.
 - a. Name & Postal Address with ID Proof
 - b. Photograph with specimen signature
 - c. Qualification and experience

- d. Bank accounts details
- e. ESIC/ EPF Details if applicable

Before start of work the agency has to get approved the detail of workers from Engineer-In-charge or his authorized representative & has to take over the site from J.E. in charge of site.

12. For the passes of Labour, Police Verification, photographs, Copy of Aadhar Card has to be submitted well in time and the passes will be issued for 1 month only and the contractor has to again apply for passes. Necessary documents has to be submitted by the contractor.
13. In case of any damage to any equipment due to negligence of the contractor's staff the same will have to be made good by the contractor at his cost. Failure to which suitable recovery will be made from the contractor bill as decided by the Engineer-In-charge.
14. All the cleaning material i.e. soap, duster etc shall be arranged by the contractor at his own cost for cleaning of HVAC material and other equipment as per scope of work of this agreement / work order. If cleaning of installation is not found satisfactory at any time, a recovery of Rs.200/- per occasion noticed per Sub Head shall be made from the bill of contractor.
15. The contractor shall furnish name & contact number of the persons, who should be contacted during emergency.
16. In case of any damage to any equipment on account of negligence/fault of the contractor's staff the same will have to be made good at contractors' risk and cost. Failure to comply with this clause shall attract recovery from contractor bill.
17. The contractor shall have to arrange for issue of identity cards as per direction of the Engineer-in-charge for all the staff deployed within one week of the start of the work at his own cost and also submit two extra photographs with full address of each worker for record. If he fails to do, the department shall recover Rs. 50/- per person for this default from the monthly bill.
18. In case the department staff is posted or due to some other reasons, the department reserve the right to terminate the contract in full or part thereof.
19. The firm shall abide minimum wages Act. As notified by the Govt. of NCT Delhi or Central Govt. whichever is higher and the payment to staff shall be made through online mode /ECS. The payment to the contractor will be released only after giving proof to the department for the same.
20. The contractor whose bid is accepted will also be required to furnish either copy of applicable license/ registration or proof of applying for obtaining labour license, registration with EPFO, ESIC & BOCW welfare board within period specified in schedule 'F' or before starting of work.
21. In case of any dis-obedience by the staff of the contractor with the occupants/ authorities/ engineer in charge and his authorized representatives, the contractor shall be responsible fully for such consequences and such staff shall be removed from the site immediately.
22. The contractor has to take over the site from JE-In-charge. After completion of work contractor has to hand over the site to JE in charge of site.
23. Any other minor addition / alternation in the existing installation shall be covered in the scope of the work and operation & maintenance of the same shall be included in scope of this agreement. Nothing extra will be paid on this account.
24. The contractor shall be responsible for the safety of the HVAC installations so long as the entire work i/c testing, fixing of all fittings and fixtures are completed and handed over back.
25. As the installations /equipments are in running condition the installation shall be handed over on "as is where is basis" and nothing extra shall be paid toward pre- maintenance However, if any deficiencies are brought to notice of department while taking over of installations by the contractor ,for rectification of which some parts are required. The same shall be arranged by the department and provided to the contractor free of cost but shall be replaced by he contractor for which nothing extra shall be paid.
26. After the expiry of the contract, the firm shall have to hand over complete installation to the department in proper working order. All defect and deficiencies shall have to be rectified by the firm to the entire satisfaction of Engineer-in-charge failing which the work shall be got done at the risk and cost of the firm.
27. If any additional / alteration in the installed inventory is found / made after award of work then contractor shall be bound to maintain in the same within the quoted rates under same scope of work and term and conditions.
- 28. Contractor shall be bound to execute any type of fault occurs during the period of**

- execution of the contract. If any material is required for removal of such fault then such items will be paid through extra item. Rate will be decided from division office and contractor will not wait for the rate of extra item. Such fault will be removed by contractor within 4 hrs time. Time of execution of removal of any other fault will be decided by Engineer in charge. If contractor is unable to execute such extra item within minimum time period, then work will be executed by other agency and recovery at double the rate as executed by other agency will be claimed from contractors bill.
29. Contractor shall be bound to execute such additional items/extra item which can be termed as logical, essential and necessary (even though not listed in schedule of work) for the effective execution of the work in totality, rates for such items of work shall be rationally analysed/derived and would be binding on the contractor. If contractor is unable to execute such extra item within minimum time period(time period will be decided by Engineer-in-charge or his authorized representative) then work will be executed by other agency and recovery at double the rate as executed by other agency will be claimed from contractors bill
30. The contractor shall discuss with EE(E) or his authorized representative/visit the site before placing the supply order/delivery of materials at site as per actual requirement as the actual Quantity of materials required may deviate (+/-) from the quantity taken in the schedule of work/inventory of the agreement.
31. The quoted rates should be inclusive of all taxes etc. i.e. GST and nothing extra will be paid.
32. Contractor shall submit the Police verification certificate of the worker proposed to be engaged by him. **Work is to be carried out in security zone hence it will be the responsibility of the contractor to get issued necessary entry passes for the entry in the building from the competent authority and no claim on account of wastage of labour etc. shall be entertained by the department.**
33. **The contractor shall have to submit cleaning certificate issued and signed by ASCS (Air System Cleaning Specialist) & OSHA Certified.**
34. Successful lowest bidder after award of the tender needs to submit modified performance guarantee and additional performance guarantee as per modification in para 5.2 for CPWD works manual 2024 issued by the authority of Director General CPWD vide order no CSQ/CM/16(1)/2026e-file 9212995(DFA /9365789) dated 27/02/2026. Order is available on CPWD website for reference.

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SPECIAL TERMS AND CONDITIONS

A. Detail of Inventory

S.No.	Description of item	Qty.
1	Chiller 3 nos. (90 TR)	3 Nos.
2	Primary Chilled Water Pump	3 Nos.
3	Secondary Chilled Water Pump	3 Nos.
4	Condenser Water Pump	3 Nos.
5	AHU's	13 Nos.
6	FCU	21 Nos.
7	Hot Water Generator	3 Nos.

Note:- The Inventory given above is for just to have an idea of quantum of work. However, this may differ from time to time due to upgradation / some addition & alteration as per client requirement. Hence, the agency shall be liable to do all the work as per scope of this tender as per actual quantity installed in the above without any extra cost.

B. Detail of Manpower Required.

The agency shall have to provide following staff for smooth execution of the work:

- i) AC Operator Cum Mechanic - 1 No. (General Shift 9.00 AM to 6.00 PM)
- ii) Khallasi- 1 No. (General Shift 9.00 AM to 6.00 PM)

C. Qualification of Deputed Manpower

- i) **AC Operator Cum Mechanic:-** shall be well experience minimum 2 Years and efficient for maintenance of Central / Package AC Plant and shall have electrical license / ITI in electrical / mechanical trade certificate or any competency certificate in electrical / mechanical trade issued by any recognized institution / body by State / Central Govt.
- ii) **Khallasi:-** Academic Qualification:- Physically strong/Mentally fit, minimum 5th Pass.

Scope of Work

1. Maintenance and up keeping of every associated equipment & machinery in proper functional condition and necessary details recorded in the logbook for surviving undertaken.
2. Carry out all preventive maintenance as mentioned in schedule of work within shortest possible time before starting of summer season.
3. Carry out breakdown maintenance of system failure within time frame as decided by the Engineer in charge.
2. Recording all necessary operating parameterers in records/logbooks as prescribed by the department.
3. Bring to notice of the department any/defect/malfunctioning of any associated equipment or machinery which requires immediate attention of the department in due time.
5. Checking of water in cooling tower.
6. Draining out the waters from AC plant room and cooling tower etc. cleaning and sweeping areas of cooling tower .
7. Cleaning all the strainers and filters of cooling towers.
8. Checking the lugs/thimbles/terminals plate of electric motor, switches, starters, single phase preventers, indicating lights etc. and to take remedial steps. If required, and dust off the inside of all the electrical panels.
9. Checking the alignment of all the belt driven equipment and to rectify if required.

(A) Chillers:

1. Check refrigerant level, leak test with electronic Leak detector. If abnormal, trace and rectify it immediately. Recharge the system with appropriate quantum of refrigerant. **The expenditure on labour on account of recharging of refrigerant, shall be borne by the agency itself.**
2. Inspect level and condition of oil. If abnormal, trace fault and rectify as immediately.
3. Check the liquid line sight glasses for proper flow.
4. Check all operating pressure and temperature. Record the same.
5. Inspect and adjust, if required, all operating safety controls.
6. Check capacity control, adjust if necessary.
7. Lubricate vane/ linkage/ bearings.
8. Visually inspect machine and associated components, and listen for unusual sound or noise for evidence of unusual conditions. If noise is detected, rectify it immediately.
9. Check lock bolts and chiller spring mount.
10. Check all flanges for tightness.
11. Change oil in oil sump and refill, if found its level low.
12. Replace filters
13. Check oil temperature control.
14. Check motor terminals
15. Check connections in starter and correct it , if found faulty.
16. Check motor earthing, meggar motor and connection wiring on each leg
17. Check motor temperature cut-out, tighten motor terminals.
18. Check starter contacts, arc shield, transformer.
19. Check dashpot oil, clean dashpot and replace oil when necessary
20. Test and calibrate overload setting.
21. Inspect, calibrate and adjust to original specifications all gauges, safety and Operating controls including low temperature and high pressure cutout, oil pressure switch, load limit relay and electrical interlocks.

B. Water Pumps:

1. Inspect all water pumps.
2. Check all seals, glands and pipelines for leaks and rectify as necessary.
3. Re-pack and adjust pump glands as Necessary.
4. Check all pump bearings and lubricate with oil or grease as necessary.
5. Check the alignment and condition of all rubber couplings between pumps and drive motors and rectify as necessary.
6. Check all bolts and nuts for tightness and tighten as necessary.

C:Air Handling Unit& fan coil Units:

1. Inspect all air handling and fan coil units.
2. Check all air filters and clean or change filters as necessary.
3. Check all water coils, seals and pipelines for leaks and rectify as necessary.
4. Check and re-calibrate modulating valves and controls. Adjust and rectify as Necessary to ensure compliance to the original specifications.
5. Purge air from all water coils.
6. Check all fan bearings and lubricate with grease as necessary.
7. Check the tension of all belt drives and adjust as necessary.
8. Check and clean all the condensate pans, trays and drains.
9. Check measure and re-calibrate all sensors if necessary.
10. Check, clean and service smoke detectors. Carry out a system test to ensure that the smoke detector will trip the AHU's.
11. Check spring vibration isolators for abnormal vibration. Rectify if necessary.
12. Replace any faulty lugs/contactors/relay in electrical panel.

D:Air Distribution system:

1. Check operation of all modulating and fixed dampers controlling air flow through unit. Lubricate all damper bearings and linkages as necessary.
2. Carry out space temperature checks on air-conditioned areas with thermos hydrograph. Balance air flow as necessary to compliance with requirements of original specifications. These checks include the calibration of sensors, thermostat, etc.
3. Check noise level of discharged air from diffusers.

(E) Ventilation:

1. Check adjust as necessary the air flow of all fans are in compliance with the original specifications.
2. Check the tension of all belt drives and adjust as necessary.

3. Check and lubricate all fan bearings.
4. Tighten motor terminals.
5. Check starter contacts.
6. Test and calibrate overload settings.
7. A system check shall be carried out for all Mechanical ventilation (MV), Pressurization and Exhaust system to verify the performance of the systems.

F: Switch Board:

1. Clean and adjust all switch gear, contactors, relays and associated electrical Equipment and replace the faulty parts immediately.
2. Check and prove operation of thermal over load and protection devices.
3. Check and ensure tightness of all equipment fastenings and cable terminations within switch boards.
4. Vacuum clean all switch board cubicles

G: Piping System:

1. Check all piping system for leaks and repair these where they have occurred.
 2. Check for damage & deterioration of insulation or sheathings, Rectify as necessary
- The agency shall carry out a complete system operability test on all the systems or sub-systems as called for in the contract. The purpose of the test is to verify that the performance of all the systems or sub-systems in the contract is in accordance to the specifications. All test shall be carried out in the presence of the Engineer-in-Charge his representative.

Performing the following **daily and monthly Checks** and taking remedial measures for proper maintenance:-

Daily Checks:

- Proper functioning of equipment.
- Attending any leakage of gas, oil and water.
- Attending excessive vibrations and other similar mechanical transmission problem.
- Recording pressure & temperature of condenser, chillers, compressors, AHU and temp. of air conditioned spaces on “hourly basis” or as directed by Engineer-in-charge, Recording Electrical parameters from electrical control panel and taking immediate corrective action if any parameter deviates from permissible limits.
- Attending to mechanical / electrical complaints.

Monthly

Component	Frequency	Action to be taken by the agency
Chiller	Monthly Inspection and Service	1. Check refrigerant level, leak test with electronic Leak detector. If abnormal, trace and rectify as necessary, Inform department in writing on the rectification. 2. Inspect level and condition of oil. If abnormal, trace fault and rectify as necessary. Inform department in writing on the rectification. 3. Check the liquid line sight glasses for proper flow. 4. Check all operating pressure and temperature. 5. Inspect and adjust, if required, all operating safety controls. 6. Check capacity control, adjust if necessary. 7. Lubricate vane/ linkage/ bearings. 8. Visually inspect machine and associated components, and listen for unusual sound or noise for evidence of unusual conditions. 9. Check lock bolts and chiller spring mount. 10. Review daily operating log maintained by operating staff 11. Providing written report to Department, outlining services carried out, adjustment made, rectification carried out and if the deficiency is of a major nature, arrange with department for shut down to rectify equipment.
Water pumps	Monthly Inspection	1. Inspect all water pumps 2. Check all seals, glands and pipelines for leaks and rectify as necessary. 3. Re-pack and adjust pump glands as Necessary. 4. Check all pump bearings and lubricate with oil or grease as

		necessary. 5. Check the alignment and condition of all rubber couplings between pumps and drive motors and rectify as necessary. 6. Check all bolts and nuts for tightness and tighten as necessary
Air handling units	Monthly inspection	1. Inspect all air handling units. 2. Check all air filters and clean or change filters as necessary. 3. Check all water coils, seals and pipelines for leaks and rectify as necessary. 4. Check and re-calibrate modulating valves and controls. Adjust and rectify as necessary to ensure compliance to the original specifications. 5. Purge air from all water coils. 6. Check all fan bearings and lubricate with grease as necessary. 7. Check the tension of all belt drives and adjust as necessary. 8. Check and clean all the condensate pans, trays and drains. 9. Check measure and re-calibrate all sensors if necessary. 10. Check, clean and service smoke detectors. Carry out a system test to ensure that the smoke detector will trip the AHU's. 11. Check spring vibration isolators for abnormal vibration. Rectify if necessary. 12. Coil to be cleaned by (a) spray of high-pressure clean water (not exceeding 30 psi (b) with chemical spray, if necessary
Air distribution system	Monthly	1. Check operation of all modulating and fixed dampers controlling air flow through unit. Lubricate all damper bearings and linkages as necessary. 2. Carry out space temperature checks on air-conditioned areas with thermo hydrograph. Balance air flow as necessary to compliance with requirements of original specifications. These checks include the calibration of sensors, thermostat, etc. 3. Check noise level of discharged air from diffusers.
Ventilation	Monthly check	1. Check adjust as necessary the air flow of all fans are in compliance with the original specifications. 2. Check the tension of all belt drives and adjust as necessary. 3. Check and lubricate all fan bearings. 4. Tighten motor terminals. 5. Check starter contacts. 6. Test and calibrate overload settings. 7. A system check shall be carried out for all Mechanical ventilation (MV), Pressurization and Exhaust system to verify the performance of the systems.
Piping system	Monthly	1. Check all piping system for leaks and repair these where they have occurred. 2. Check for damage & deterioration of insulation or sheathings. Rectify as necessary

LIST OF ACCEPTABLE MAKE

S.NO.	DESCRIPTION	MAKES
1	Contactor	L&T / Schneider / C&S/ABB
2	Over load Relay	L&T / Teknica / C&S / Schneider
3	Thermostat	SIEMENS/HONEYWELL / BOSCH
4	MS Black Pipe	Jindal Hissar / Tata / Prakash Surya
5	Butterfly Valve/ Balancing Valve	Kirloskar/Sant/Leader/ZOLOTO
6	MCCB/MCB	L&T / Schneider / C&S/ABB/Havells
7	7.5 HP cooling tower Motor	OSWAL, IMPEL
8	ANY OTHER MATERIAL EXCEPT 1 TO 8 ABOVE	AS SPECIFIED BY ENGINEER-IN-CHARGE OR ITS AUTHORIZED REPRESENTATIVE.
9	ACTUATOR AND THERMOSTAT 3 WAY VALVE	SIEMENS/HONEYWELL/ABB
10	PAINT	Asian/Nerolac / Berger / Dulux

**Assistant Engineer (E)-3
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Schedule of work

Name of Work :- Operation and Maintenance of various E&M services at Lokpal Office at Vasant Kunj, New Delhi. dg 2026-27 (SH: Preventive and break down maintenance of HVAC Plant).

S.No.	Description of Item	Qty.	Rate	Unit	Amount
1	Providing and services of routine check-up by engaging the following qualified and experienced AC technician having a knowledge for throughout checking the 90 TR capacity chiller plant, for any type of abnormal sound, vibration, parameter, shown at the display. AHU's, Valve's, Cooling towers with twice visit in a Month and giving the appropriate solution for defects etc. complete as and when required. a) Highly Experienced AC Technician - 1 No.	16	2714.00	Per visit	43424.00
2	SITC of set of valve complete with actuator and thermostat 3 way (Model - VX47.50+SBX61) valve flanged valve linkage 20 NM, 24 VAC modulating control, non spring return, feedback AHU Temperature controller for Line Size 50 NB i/c dismantling the damages etc. complete as reqd. (Make :- Siemens, Honeywell, ABB)				
2.1	50 mm NB	2	51603.00	Job	103206.00
3	Servicing of following equipment's installed at Lokpal building (as per scope of work attached)				
3.1	Fan Coil Unit (FCU) and its associated dust grill and dippers electrical panel etc. complete as required.	21	1204.00	Job	25284.00
3.2	Fresh Air Unit and its associated electrical panel etc. complete as required	2	2512.00	Job	5024.00
4	Servicing of Air Handling Unit of different CFM capacity installed with 3x90 TR capacity central chilled water AC Plant i/c dismantling of filter section cleaning of coil with chemical agent & remove all the dust with high pressure water by using hydraulic pump i/c replacement of gasket nut bolt's etc. complete as required.	10	5401.00	Job	54010.00
5	Servicing and Repairing of following electrical control panel i/c cleaning with electrical blower and clean by C.T.C, check tightness of electrical connection, checking and replacement of toggle switch, push button including selector switch whenever reqd. i/c control wiring for smooth running complete as reqd. a) AHU Panel - 13 Nos b) Chiller pump set - 9 Nos c) Condenser pump set - 3 Nos d) C.T fan panel- 3 Nos e) FCU panel -21 Nos f) All AC panel - 1 Nos	1	6570.00	Job	6570.00

6	Servicing and Repairing of hot water generator of 90 KW capacity by servicing & repairing of panel by repairing part as reqd. with serviceable and new electrical parts i/c repairing replacing following part and credit of burnt out / damaged dismantle material etc. complete as reqd.a) Display card repairing.b) Hot water generator panel kit change. Control coil change.c) Micro processor card repairing.d) Cleaning of electrical panel by blower.e) Checking of all controls inter locking with pump i/ testing, commissioning etc.as required.	3	9288.00	Job	27864.00
7	Cleaning all Supply Air Ducts internally by NADCA Certified agency only with skilled personnel with specialized latest Robotic Technology equipment and Vacuum machines. A robotic camera to be used for inspection and or cleaning. contractor has to provide access in duct opening for present and future cleaning requirement and sealing the same after cleaning to avoid air leakage. The contractor shall give copy of the video footage in CD before and after cleaning of ducts. Upon completion a cleaning certificate will be issued within 1015 days, valid for 12 months. Cleaning Certificate will be issue and signed by ASCS (Air System Cleaning Specialist) & OSHA certified.	18000	17.00	Sqft	306000.00
8	Provide access for openings in the ductwork at suitable locations to facilitate present and future inspection and cleaning activities, after completion of cleaning, seal all access openings properly using airtight materials to prevent air leakage .	6	4018.00	Nos	24108.00
9	Dismantling and buy back of following items				
9.1	50 mm NB Valve	-1	3000.00	No.	-3000.00
	Total Rs.				592490.00

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