INDEX

NIT No.: 68/EE(E)/DED-202/2026-27

Name of work: **Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services) .**

Estimated Cost: **Rs. 69,65,206/- (Rupees Sixty Nine Lac Sixty Five Thousand Two Hundred Six Only)**

Earnest Money: **Rs. 1,39,304/-**

Security Deposit: **2.5% of the tendered value**

Performance Guarantee: **As per OM No. DG/Manual-2024/20 dated 27.02.2026**

Time of execution : **12 Months**

S.No.	Description	Page No.
1.	Index	1
	Part – A	
2.	FORMAT OF RECEIPT OF DEPOSITION OF ORIGINAL EMD	2
3.	Information and instructions for bidders for e-tendering	3-9
4.	CPWD 6 for e-tendering	**10-13**
5.	Form CPWD 7 & Schedule A to F	14-20
6.	Performa for Bank Guarantee	21
7.	Special Condition	22-23
8.	Terms and Condition and Additional Terms and Condition	24-32
9.	Common Condition applicable to all comprehensive maintenance Sub Heads	33-37
10.	Inventory	38-48
11.	Schedule of Work	49-56

Certified that this NIT contains **1 to 56** pages excluding cover.

Assistant Engineer(E) P
DED-202, CPWD,
IGI Stadium, New Delhi.

Executive Engineer (E)
DED-202, CPWD,
IGI Stadium, New Delhi

INFORMATION AND INSTRUCTIONS FOR TENDER INVITING AUTHORITY FOR E-TENDERING

1. The Engineer-in-Charge/DDH of any divisions/projects of CPWD or any other officer designated by CPWD Directorate from time to time, are authorized to receive the EMDs. These authorities should receive the original EMD for their tenders or tenders of any other division/projects.
2. The NIT approving authority/ Tender inviting authority at the time of issue of NIT also fills and upload the following prescribed format of receipt of deposition of original EMD along with NIT:-

Receipt of deposition of original EMD

(Receipt No……../date .....)

1. **Name of work:-** **Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services)** .

2. NIT No. : **68/EE(E)/DED-202/2026-27**

3. Estimated Cost :- **69,65,206/-**

4. Amount of Earnest Money Deposit:- **1,39,304/-**

5. Last date of submission of bid:- **27.11.2026 upto 15:00 hrs.**

*(*To be filled by Tender inviting authority/NIT approving authority at the time of issue of NIT and uploaded along with NIT)*

1. Name of the contractor.....#
2. Form of EMD.....#
3. Amount of Earnest Money Deposit .....#
4. Date of submission of EMD.....#

Signature, Name and Designation of EMD
Receiving officer along with Office stamp

(# To be filled by EMD receiving EE/DDH)

3. The Authority receiving EMD in original form examines the EMD deposited by the bidder and issues receipt of deposition of earnest money to the agency in a given format uploaded by tender inviting authority. The receipt can also be issued by any subordinate gazette authority as authorized by the Engineer-in-Charge/DDH.
4. The authority receiving original EMD also intimates tender inviting authority about deposition of EMD by the agency by email/fax/telephonically.
5. The original EMD receiving authority releases the EMD to unsuccessful bidders after the expiry of stipulated bid validity period or immediately after acceptance of the successful bidder, whichever is earlier, after verification from the e-tendering portal website (https:// etender.cpwd.gov.in>closed Tender>all) that the particular contractor is not L-1 tenderer and work is awarded.
6. The tender inviting authority calls for original EMD of the L-1 tenderer from EMD receiving authority immediately.

Note:- Receipt of EMD issued by Sub Division will not accepted.

INFORMATION AND INSTRUCTION FOR E-TENDERING

The Executive Engineer (E), Delhi Electrical Division-202, CPWD, IGI Stadium Complex, New Delhi-110002, (Phone No. 011-21400618, E-mail Id: deleeesaimed.cpwd@nic.in) on behalf of President of India invites online percentage rate bids from the **approved and eligible contractors of CPWD in Composite Category / Buildings and roads in Appropriate class** in Single bid system for the following work:-

S. No.	NIT No.	Name of work & location	Estimated cost put to bid (Rs.)	Earnest Money	Stipulated Period of Completion of work (in months)	Last date of online submission of bid, copy of receipt of deposition of original EMD and other documents as specified in the bid document.	Date & time Of opening of bid
1	2	3	4	5	6	8	9
1	68/EE(E)/DED-202/2026-27	**Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services) .**	Rs. 69,65,206/-	Rs. 1,39,304/-	12 Months	27.11.2026 upto 15:00 hrs	27.11.2026 at 15:30 hrs

Note:- Adhar based attendance system for labour attendance is part of the this NIT. Contractor must read terms and condition of the NIT before quoting the rate.

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. This work involved Operation and Maintenance of different E & M services in the Stadium. The main contractor has to associate specialized agency for following Sub-Head as per the PQ criteria mentioned below. Main contractor has to enter into MOU with associate agency through any legal document and has to submit the copy of MOU as well as willingness of associate agency. After entering to MOU main contractor has to submit the document for approval of agency within of 10 days of award of work. Site will be given to the contractor for work after approval of associate of agency. The work of respective sub head will be deemed started only after the approval of associate agency.

   Payment for the work carried out by the associate agency will be paid to the main contractor. On receipt of payment on account of work carried out by associate agency, main contractor has to make payment to associate agency within 15 days.

   The Comprehensive maintenance of following specialized services shall be carried out through OEM or authorized service agent of OEM.

Sr. No.	Sub Head	OEM of Sub Head
1	Comprehensive Maintenance of CCTV System	Panasonic make
2	Comprehensive Maintenance of Access Control System	Make: Rosslare
3	Comprehensive Maintenance of Digital EPABX System	Make: Panasonic
4	Comprehensive Maintenance of Data Networking System	Make: D-Link
5	Comprehensive Maintenance of UPS	Make: Vertiv (Emerson)
6	Comprehensive Maintenance of Addressable Fire Alarm System	Make: Edward
7	Comprehensive Maintenance of Firefighting & Gas based Suppression System	Make: SHT
8	Comprehensive Maintenance of Conference & PA System	Make: Henrich
9	Comprehensive Maintenance of Precision AC System	Make- Vertive(Emersion) /Stulz
10	Comprehensive Maintenance of Building Maintenance System	Make: **Siemens**

In case of authorized service agent, the authorization for this work from OEM shall be submitted along with PG and in addition to the authorization the service agent has to submit the work experience for carrying out respective work as per table given below:-

Name of Sub head	Estimated cost of sub head	PQ criteria
Sub Head-II (CCTV Surveillance system)	Rs. 1,25,856/-	Contractors who fulfill 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 on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 50,342/- OR Two similar works 60% each costingnot less than Rs. 75,514/- OR One similar work 80% costing not less than Rs. 1,00,685/- Similar work shall mean work of **Comprehensive Maintenance of CCTV System.** The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License
Sub Head-III (Access Control System)	Rs. 2,86,992/-	Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted. b. Should have satisfactorily completed the works as mentioned below during the last Seven years ending on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 1,14,797/- OR Two similar works 60% each costing not less than Rs. 1,72,195/-

		OR One similar work 80% costing not less than Rs. 2,29,594/- Similar work shall mean work of **Comprehensive Maintenance of Access Control System.** The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License
Sub Head-IV (Digital EPABX System)	Rs. 3,11,964/-	Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted. c. Should have satisfactorily completed the works as mentioned below during the last Seven years ending on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 1,24,786/- OR Two similar works 60% each costing not less than Rs. 1,87,178/- OR One similar work 80% costing not less than Rs. 2,49,571/- Similar work shall mean work of **Comprehensive Maintenance of EPABX System.** The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License
Sub Head-V (Data Networking System)	Rs. 2,14,500/-	Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted. d. Should have satisfactorily completed the works as mentioned below during the last Seven years ending on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 85,800/- OR Two similar works 60% each costing not less than Rs. 1,28,700/- OR One similar work 80% costing not less than Rs. 1,71,600/- Similar work shall mean work of **Comprehensive Maintenance of Data Networking System.** The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License
Sub Head-VI (UPS System)	Rs. 12,20,400/-	Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted.

		e. Should have satisfactorily completed the works as mentioned below during the last Seven years ending on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 4,88,160/- OR Two similar works 60% each costing not less than Rs. 7,32,240/- OR One similar work 80% costing not less than Rs. 9,76,320/- Similar work shall mean work of **Comprehensive Maintenance of UPS System.** The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License
Sub Head-VII (Addressable Fire alarm System)	Rs. 17,62,104/-	Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted. f. Should have satisfactorily completed the works as mentioned below during the last Seven years ending on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 7,04,842/- OR Two similar works 60% each costing not less than Rs. 10,57,262/- OR One similar work 80% costing not less than Rs. 14,09,683/- Similar work shall mean work of **Operation of Addressable Fire Alarm system.** The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License
Sub-Head-VIII, (Conference & PA System)	Rs. 4,88,868/-	Contractors who fulfill 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 on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 1,95,547/- OR Two similar works 60% each costing not less than Rs. 2,93,321/- OR One similar work 80% costing not lessthan Rs. 3,91,094/- Similar work shall mean work of **Comprehensive Maintenance of Conference & PA System,**

		The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License.
Sub-Head-IX, (Precision AC System)	Rs. 1,66,920/-	Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted. b. Should have satisfactorily completed the works as mentioned below during the last Seven years ending on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 66,768/- OR Two similar works 60% each costing not less than Rs. 1,00,152/- OR One similar work 80% costing not lessthan Rs. 1,33,536/- Similar work shall mean work of **Comprehensive Maintenance of Precision AC System,** The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completionto last date of receipt of application for bids. The contractor should possess valid Electrical License.
Sub-Head-X,(Building Management System)	Rs. 4,64,196/-	Contractors who fulfill 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 on the last day previous month of last date of submission of bids. Three similar works of 40% each costing not less than Rs. 1,85,678/- OR Two similar works 60% each costing not less than Rs. 2,78,518/- OR One similar work 80% costing not lessthan Rs. 3,71,357/- Similar work shall mean work of **Comprehensive Maintenance of Building Management System,** The value of executed works shall be brought to the 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 receipt of application for bids.
Sub-Head-XI (Operation of VRV System)	Rs. 4,35,168/-	Contractor enlisted in appropriate classof building & road category in CPWD. The contractor should possess valid Electrical License

In case the main contractor has above qualification for any sub head as stated above, he himself can carry out above sub head without associating other agencies.

4. 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 https://etender.cpwd.gov.inor www.cpwd.gov.in free of cost.

5. But the bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as Insurance Surety Bonds, Account Payee Demand draft or Bankers Cheque or Fixed Deposit Receipts or/ and Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD in favour of **Executive Engineer, SMCD, CPWD, New Delhi** as mentioned in NIT, receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE/ AE), CPWD and other documents as specified.
6. Those contractors who are not registered or have not updated their profile on the website mentioned above, are required to get registered / update their profile beforehand. The necessary training materials including the videos with step to step process are available on download section ofhttps://etender.cpwd.gov.in.
7. The intending bidder must have valid Class-III digital signature certificate with encryption key (combo type) to perform any operations / transactions on the e-tendering portal / website and the bidder should download and install the eM signer on their system as per instructions available on download section ofhttps://etender.cpwd.gov.in.
8. On opening date, the contractor can login and see the bid opening process. After opening of bids he will receive the competitor bid sheets.
9. Contractor can upload documents in the form of JPG format and PDF format.
10. Contractor must ensure to quote rate in the prescribed column(s) meant for quoting rate in figures appears in yellow colour and the moment rate is entered, it turns sky blue.
    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 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
11. The Technical Bid shall be opened first on due date and time as mentioned above. The time and date of opening of financial bid of contractors qualifying the technical bid shall be communicated to them at a later date.
12. It is mandatory to upload all the required documents by the firms so that all uploaded documents can be seen at document view stage. Document uploaded after this at EMD view stage shall not be considered.
13. 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
14. Method of application:

i. **If the bidder is an individual, the application shall be signed by him above his full type written name and current address.**
ii. **If the bidder is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address.**
iii. **If the bidder is a firm in partnership, the application shall be signed by all the partners of the firm above their full typewritten names and current addresses, or, alternatively, by a partner holding power of attorney for the firm. In the later case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.**
iv. **If the bidder is a limited company or a corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The bidder should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.**

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

1. Banker's Cheque, Account Payee Demand Draft, Fixed Deposit Receipt (FDR), Insurance Surety Bonds, and Bank Guarantee of any Commercial Bank towards EMD **in favour of Executive Engineer, SMCD, CPWD, New Delhi.** The Bidder can also deposit EMD in Bharatkosh (www.bharatkosh.gov.in) through Net banking the details of account as given under: -

   Controller Code- 030 – Ministry of Housing and Urban Affairs
   PAO Code - 043729 – PAO (Food Zone)
   NCDDO Code - 318835 – O/o EE
   Head of Account: - 844300103020000

2. The receipt for deposition of original EMD to division office of any Executive Engineer, CPWD and other documents as specified.
   Copy of receipt for deposition of original EMD issued from division office of any Executive Engineer, CPWD (The EMD document shall be issued from the place in which the office of receiving division office is situated) OR acknowledgment slip of depositing EMD through bharatkosh.gov.in

3. CPWD Enlistment Order of the Contractor in appropriate class in Composite category/Buildings and Roads.
4. Valid Electrical Contractor License.
5. Copy of Certificate of Registration in GST & acknowledgment of upto date filed return of GST.
6. **CPWD Enlisted Contractor to upload Training Certificate of ERP (Enterprise Resource Planning)** training issued by any of the CPWD Regional Training institutes (RTls) at Delhi, Mumbai, Chennai and Kolkata, National CPWD Academy (NCA) Ghaziabad, ERP unit of CPWD issued to contractor either himself or his authorized representative. Failure to do so CPWD enlisted contractor will not be allowed to participate in tender i.e., price bid will not be opened.

Note: -

ln case of non-enlisted contractor being first lowest in the tender then either contractor himself or his authorized representative shall take compulsory ERP training through any of the CPWD Regional Training institutes (RTls) at Delhi, Mumbai, Chennai and Kolkata, National CPWD Academy (NCA) Ghaziabad, Training arranged by Graduates of ERP "Train the Trainers Programme" conducted by NCA, Ghaziabad or through any other special training arranged by ERP unit of CPWD **within two months from the date of issue of intent letter**. Training will be valid only when non enlisted contractor is registered in LMS of ERP and certificate is issued through LMS of ERP**. Failure to do so, a recovery of Rs. 10,000/- per week** shall be made from the R/A bill without giving any show cause notice in this regard.

Assistant Engineer(E) P
DED-202, CPWD,
IGI Stadium, New Delhi.

Executive Engineer (E)
DED-202, CPWD,
IGI Stadium, New Delhi

CPWD-6 FOR E- TENDERING

1. Percentage rate bids are invited on behalf of President of India from the **approved and eligible contractors of CPWD in Composite Category / Buildings and roads in Appropriate class** in Single bid system for the following work:-

Name of Work:- Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services) .

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

In case 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. 69,65,206/-**. 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 bidders 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 **works as mentioned in INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING FORMING PART OF BID DOCUMENT**

1.2.1 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 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)

2. Agreement shall be drawn with the successful bidders on prescribed Form No. **CPWD 7/8** (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 **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. The site for the work is available.

OR

~~The site for the work shall be made available in parts as specified below:-~~

~~……~~

~~(ii) The architectural and structural drawing for the work is available or~~

5. 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 work. 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 https://

etender.cpwd.gov.in or 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, SMCD, CPWD, New Delhi or through Bharatkosh as per details given above in instruction to bidder)** shall be scanned and uploaded on the e-Tendering website within the period of bid submission. The original EMD should be deposited either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving Executive Engineer (including NIT issuing EE/AE) 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, minimum 50% of earnest money or Rs. 20 lac, 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 a period of 90 days for single bid works and 180 days for two bid system or more from the last date of receipt of bids which is to be scanned and uploaded by the intending bidders.

   The earnest money given by all the tenderers except the lowest tenderer shall be refunded immediately after the expiry of stipulated bid validity period or immediately after acceptance of the successful bidder, whichever is earlier. However, in case of two/ three bid system, earnest money deposit of bidders unsuccessful during technical bid evaluation etc. should be returned within 30. days of declaration of result of technical bid evaluation.

   Copy of Enlistment Order and certificate of work experience and other documents as specified in the notice inviting e- tender shall be scanned and uploaded on the e-Tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in e- tender notice shall have to be submitted by the lowest bidder within a week physically in the office of tender opening authority. Online bid documents submitted by intending bidders shall be opened only of those bidders, whose original EMD deposited with any division of CPWD and other documents scanned and uploaded are found in order.

   The bid submitted shall be opened at 03:30 PM on as per **INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING FORMING PART OF BID DOCUMENT.**

10. The bid submitted shall become invalid and e-Tender processing fee shall not be refunded if:

    i. The bidder 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 bid 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.

    v.

11. The contractor whose bid is accepted will be required to furnish **performance guarantee As per OM No. DG/Manual-2024/20 dated 27.02.2026** 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**.** 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 within the period specified in Schedule F.

12. The description of the work is as follows:
Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services) .
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 bids 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 bids submitted by the contractors who resort to canvassing will be liable for 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 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 relaties to any gazetted 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 prior 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 bids for the work shall remain open for acceptance for a period of 30 (thirty) days from the date of opening of bids in case of single bid system and 75 (seventy five) days from the date of opening of technical

bids in case bids are invited in 2 or 3 bid system. Further

(i) 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.

(ii) 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.

(iii) In case of forfeiture of earnest money as prescribed in para (i) and (ii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.

19. 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 15 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 the 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 7/8 or other Standard C.P.W.D. Form as applicable.

20. The intending bidders are required to update their profile in CPWD e- tender portal and to upload their bids well in advance of last date of submission of tender. Any issue related to updating profile/uploading tender can be resolved through the concerned Executive Engineer/ Assistant Engineer (Phone no 011-21400618, e-mail Id deleeesaimed.cpwd@nic.in) or ERP helpline no. 18001803286 or e-mail ld cpwd.support@techmahindra.com. The e- tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.

Assistant Engineer(E) P
DED-202, CPWD,
IGI Stadium, New Delhi.

Executive Engineer (E)
DED-202, CPWD,
IGI Stadium, New Delhi

CPWD-7

भारत सरकार GOVERNMENT OF INDIA
केन्द्रीय लोक निर्माण विभाग CENTRAL PUBLIC WORKS DEPARTMENT

राज्य STATE :- **New Delhi.**
शाखा BRANCH :- **E & M**
अंचल ZONE :- **NDZ-II**

परिमंडल CIRCLE:- --
मंडल DIVISION :- **DED-202**
उपमंडल SUB-DIVISION :-IV

कार्यो के लिए मद दर निविदा एवं संविदा
Composite Tender & Contract for Works

1. कार्य के लिए निविदा : **Tender for the work of :--**

Name of Work:- **Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services) .**

(i) Tenders to be submitted online by **15.00 Hrs. on** *** in the office of **Executive Engineer (E), Delhi Electrical Division-202, IGI Stadium, C.P.W.D, New Delhi-110002**.

(ii) To be opened on line in presence of tenderers who may be present at **15.30 Hrs on** *** in the office of **Executive Engineer (E), Delhi Electrical Division-202, IGI Stadium, C.P.W.D, New Delhi-110002.**

Issued to N/A as the. Tender document made available Online to the agency.
Signature of the officer issuing the documents. Online uploading authority

*** As per Instruction & Information for bidder

Designation :

EXECUTIVE ENGINEER (E)
DED-202, C.P.W.D.,
IGI Stadium, New Delhi

Date of issue……. As per NIT

निविदा **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 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 …days from the due date of its opening in case of single bid system……. from the date of opening of technical bid in case tenders are invited on 2 /3 bid/ system for specialized work and not to make any modification in its terms and conditions.

A sum of **Rs.1,39,304/-** is hereby forwarded in cash/receipt treasury challan/deposit at call receipt of a commercial bank/fixed deposit receipt of commercial bank/demand draft of a commercial bank/bank guarantee issued by a commercial bank as earnest money.

A copy of earnest money in receipt treasury challan/deposit at call receipt of a commercial bank/fixed deposit receipt of commercial bank/demand draft of a commercial bank/bank guarantee issued by a commercial bank 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, 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 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.

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.

.

तारीख Dated ……....

डाक पता Postal Address ठेकेदार के हस्ताक्षर Signature of Contractor

साक्षी Witness :

पता Address:

उपजीविका Occupation :

स्वीकृति /ACCEPTANCE

मै भारत के राष्ट्रपति की ओर से तथा उनके लिए रु0:– '..... (रूपये '.....

.....) की राषि के लिए उपर्युक्त निविदा (अधोलिखित पत्रों के अनुसार परिवर्तित) स्वीकार करता हूं।

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*_____)

नीचे दिए गए पत्र इस ठेका करार का हिस्सा होंगे।
The letters referred to below shall form part of this contract Agreement:-
i) *
ii) *
iii) *

भारत के राष्ट्रपति की ओर से तथा उनके लिए
For & on behalf of the President of India.
हस्ताक्षर Signature ……..
तारीख Dated …….. पदनाम Designation ……..

PROFORMA OF SCHEDULE

(Separate Performa for Civil, Elect.& Hort. Works in case of Composite Tenders)

SCHEDULE 'A'
Schedule of Quantities (as per PWD-3) ---- As attached----

SCHEDULE 'D'
Extra schedule for specific requirements/documents for the work, if any ---------Nil---------

SCHEULE 'E'
Reference to General Conditions of contract – GCC Maintenance work as amended up to date.

Name of Work: **Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services) .**

(i)	**Estimated cost of work**	**:**	**Rs. 69,65,206/-**
(ii)	**Earnest money**	**:**	**Rs. 1,39,304/-**
(iii)	**Performance Guarantee**	**:**	**As per OM No. DG/Manual-2024/20 dated 27.02.2026**
(iv)	**Security Deposit**	**:**	**2.5 % of tendered value**

SCHEDULE 'F'
GENERAL RULES & DIRECTIONS:

Officer inviting tender		Executive Engineer(E), DED-202, CPWD, IGI Stadium, New Delhi – 110002
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(vi)	Engineer-in-charge	Executive Engineer(E), DED-202, CPWD, IGI Stadium, New Delhi – 110002
2(viii)	Accepting Authority	Executive Engineer(E), DED-202, CPWD, IGI Stadium, New Delhi – 110002
2(x)	Percentage on cost of materials and labour to cover all overheads and profits.	15%
2(x) (b)	Standard Schedule of Rates	Market Rates/DSR-2025
2(xi)	Department	CPWD
9(ii)	Standard CPWD contract Form GCC 2023 CPWD Form 7/8 as modified & corrected	As amended upto the last 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 there 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

(1 to 15 days to be filled by NIT approving authority)

Clause 2

Authority for fixing compensation under clause 2 — Chief Engineer, NDZ-II, CPWD

Clause 2A

Applicable clause 2/ Clause 2A — Clause 2

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

Sl.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	Not Applicable		

Time allowed for execution of work ……**12 Months**…….

Authority to decide:	
(i) Authority to convey the decision of shifting of Mile Stone and Extension of time.	Executive Engineer (E), DED-202
(ii) Authority to decide Rescheduling of mile stones and extension of time	Chief Engineer, NDZ-II, CPWD
(iii) Shifting of date of start in case of delay in handing over of site	Chief Engineer, NDZ-II, CPWD

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	NA	
Part B	Portion with encumbrances	NA	
Part C	Portion dependent on work of other agencies	NA	

Clause 5

Applicable Clause 5/ Clause 5A — **Clause 5**

Clause 6

Applicable clause 6 — CMB/EMB (Through ERP Portal)

Clause 7

Gross work to be done together with net payment / adjustment of advance for material collected if any, since the last such payment for being eligible to interim payment. — Mutually Agreed

Clause 7A

Whether clause 7A shall be applicable — No

Clause 10A

List of testing equipment to be provided by the contractor at site lab — As per Terms & Conditions

Clause 10B(ii)

Whether Clause 10 B (ii) shall be applicable — Not Applicable

Clause 10C

Component of labour expressed as percent of value of work — 70%

Clause 10 CC

Applicable — Not Applicable

Schedule of component of other Materials, Labour etc. for price escalation Component of civil (except materials/covered under clause 10CA)/ Electrical construction Value of work: — Xm……

Component of Labour:-

Expressed as percent of total value of work — Y…….

Note: Xm…… % should be equal to (110) – (material covered under clause 10CA i.e. Cement, Steel, POL and other material specified in clause 10CA + Component of Labour)

Clause 11

Specifications to be followed for execution of work — All CPWD Specifications related with work as amended upto date

Clause 16 Competent Authority for deciding reduced rates — Chief Engineer, NDZ-II, CPWD

Clause 18 Lit of mandatory machinery tools & plants to be deployed by the contractor at site: as per terms & conditions

Clause 19C Engineer-In-Charge ---- authority to decide penalty for each default

Clause 19 D Engineer-In-Charge ---- authority to decide penalty for each default

Clause 19 G Engineer-In-Charge ---- authority to decide penalty for each default

Clause 19 K Engineer-In-Charge ---- authority to decide penalty for each default

Clause 25

(i)	Conciliator	As decided by Chief Engineer, NDZ-II, CPWD
(ii)	Arbitrator Appointing Authority	As decided by Chief Engineer, NDZ-II, CPWD
(iii)	Place of Arbitrator	Delhi

Clause 32

Requirement of Technical Representative(s) and recovery Rate

S. No.	*Discipline*	*Designation (Principal Technical/ Technical Representative*	*Requirement of Technical Staff*		*Minimum Experience*	*Rate at which recovery shall be made from the Contractor in the event of not fulfilling provision of Clause 36(i)*
			Qualification	*Number*		
1.	Electrical Works	Project Manager cum Planning/ Quality/Site/ Billing Engineer	Graduate Engineer (Electrical/ Mechanical)	1 (One)	02 (For Graduate) or 5 (For Diploma) respectively	Rs. 15,000/- (Rupees Fifteen Thousand) per month Per Person

Assistant Engineer retired from Government 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

(i)(a) Schedule/statement for determining theoretical quality of cement & bitumen on the basis of Delhi Schedule of Rates 2023 Printed by C.P.W.D.,

(ii) Variations permissible on theoretical quantities.

(a) Cement

For works with estimated cost put to tender not more than Rs.25 lakh.	3% plus/minus
For works with estimated cost put to tender more than Rs.25 lakh	2 % plus/minus

(b) Bitumen All works	2.5% plus & only & Nil on minus side
(c) Steel Reinforcement and structural steel Sections for each diameter, section & category	2 % plus/minus
(d) All other materials.	Nil

FORM OF PERFORMANCE Security (GUARANTEE) BANK GUARANTEE BOND

In consideration of the President of India (hereinafter called "The Government") having offered to accept the terms and conditions of the proposed agreement between..... …..and ……..(Hereinafter called "the said Contractor(s)") for the work…… (Hereinafter called "the said agreement") having agreed to production of an irrevocable Bank Guarantee for Rs. ……. (Rupees ……only) as a security/guarantee from the contractor(s) for compliance of his obligations in accordance with the terms and conditions in the said agreement.

1. We, ... (Hereinafter referred to as "the Bank") hereby undertake to pay to the Government an amount not exceeding Rs. ……..……(Rupees only) on demand by the Government.
2. We, ... ……(indicate the name of the Bank) do hereby undertake to pay the amounts due and payable under this guarantee without any demure, merely on a demand from the Government stating that the amount claimed as required to meet the recoveries due or likely to be due from the said contractor(s). 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).
3. We, the said bank further undertake to pay the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor(s) in any suit or proceeding pending before any court or Tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Contractor(s) shall have no claim against us for making such payment.
4. We, ……..……(indicate the name of the Bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said agreement and that it shall continue to be enforceable till all the dues of the Government under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till Engineering- Charge on behalf of the Government certified that the terms and conditions of the said agreement have been fully and properly carried out by the said Contractor(s) and accordingly discharges this guarantee.
5. We, ……(indicate the name of the Bank) further agree with the Government that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor(s) 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(s) or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said Contractor(s) 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. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor(s).
7. We,……(Indicate the name of the Bank) lastly undertake not to revoke this guarantee except with the previous consent of the Government in writing.
8. This guarantee shall be valid up to ……..……unless extended on demand by the Government. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. ……..…(Rupees ……) and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiry of this guarantee all our liabilities under this guarantee shall stand discharged.

Dated the ……..……day of ……..…for (indicate the name of the Bank).

Special Conditions

1. All the workers should wear proper dress i.e. Light Blue Color Shirt Full Sleeve and Navy Blue Trousers along with Leather Safety Shoe. If a worker is found without proper dress, then a penalty of Rs 1000/- per case will be imposed by the deptt and will be deducted from next month bill.

2. The worker will display his name and designation along with subdivision and division name and lastly CPWD logo. His shirt should display CPWD logo on the back. Logo should be of thread knitting.

3. The beldar/helpers/sewer men/Mali should have Skill India Certification and the trade like electrician, plumbers, mason, carpenter, wiremen etc. should have a degree of relevant trade from 10+2 ITI Courses or equivalent. If a worker category is available in 10+2 ITI courses then the workers being engaged must have these degrees. **AC mechanic should have ITI in refrigeration, Electrical Foremen should have either ITI or should have electrical license with 5 years of experience (Counted after the date of licensing), Fire operator should have certified diploma course degree from recognized institutions.** Else, if a workers category is not available in 10+2 ITI courses then he / she should have at least certificate from Skill India program.

4. Contractor has to design a carry suitcase (with/without trolley) which should be capable of arranging all the necessary equipment for respective trade in that suitcase AND SHOULD BE APPROVED BY THE ENGINEER IN CHARGE.

5. All the workers should be preferably below 50 years and maximum 20% of the workforce can be of age more than 50 years.

6. The contractor has to submit the details of the work executed by each workman in the form of two photos, i.e., before and after attending the complaint. The contractor has to employ a Computer Operator for arranging all these photographs in a daily folder and a monthly folder to be submitted in the form Pen-Drive to the AE concerned. In ease of failure, Rs 1 Lacs will be recovered from the bill for each month of default.

7. **All the workers will come to the designated place in the morning 5 minutes before the working hours, and the contractor will take GI Tag photograph and submit the attendance in terms of numbers present/total number as per tender. The same exercise has to be completed just 5 minutes before closing time of working hours. Both photographs will be submitted to JE concerned of the respective section.**

8. If a worker is found absent without prior replacement, then a penalty of 3 times the daily wages as per the Minimum Wages Act will be imposed.

9. If a worker is being replaced with prior approval, then he should come in proper dress as described in Para No. 1 & 2, and he should have a qualification either more or equal to the qualification of earlier workmen.

10. It is presumed that contractor will make all the payments due to the workman through banks and if any complain of forced demand of money by the contractor or his representative is received from the workman and if contractor is found guilty, then the firm will be banned for a period of more than a year, as decided by the competent authority.

11. If the satisfaction level is reported by the resident as below good or not satisfactory, then the contractor will be given a chance to correct the mistake but even after the 2nd attempt the response is not satisfactory, then a penalty of Rs. 5,000/- will be imposed for each such unsatisfactory work.

12. A performance appraisal form will be prepared by the department and the contractor will make a Google link for any other type of link for the appraisal form. JE will ensure that the non-editable responses will be kept on record for at least 20 residents/officers (Not to be the same lot as earlier) per enquiry, and if contractor fails to get average less than 8.0 on a scale of 1 to 10, then he will be given a notice for another month to improve and

if the contractor fails to improve the rating then his work will be **terminated as per the relevant clauses of the agreement.** For continuation of the work, one month's time will be given to the contractor to wind up, and the department to call new tender and put the new agency in place. Such contractors will be debarred for 3 years from participating in such tender.

13. The contractor has to keep an eye on the balance stock of the material required for the satisfactory maintenance of the asset for which he/she has been given the job, and he must order the additional stock after getting necessary approval from competent authority, if the current stock has reached the threshold level. The purpose of this clause to maintain always a minimum balance of material in the stock.

14. The contractor will follow all the statutory provisions, guidelines, laws and any other orders being issued by the Govt. from time to time and he/she will ensure that all the necessary payments and facilities are being provided as per the Govt. orders.

15. Contractor should brief all the workmen everyday morning about the security and safety protocol and also about the polite behavior which a worker is supposed to do with residents/officer.

16. If a worker is found to be chewing Gutkha, Tobacco, Paan, etc., or having liquor, etc., or smoking, then a penalty of Rs. 5,000/- will be imposed per incident, and the worker will be removed.

Assistant Engineer(E) P
DED-202, CPWD,
IGI Stadium, New Delhi.

Executive Engineer (E)
DED-202, CPWD,
IGI Stadium, New Delhi

TERMS AND CONDITIONS

1. The scope of work under this item of schedule of work includes operation and maintenance of various electrical services installed at **Income Tax Office at 2nd Floor at JLN Stadium.** The scope of work comprises operation of services as mention in BOQ, attending day to day complaints, repairs and preventive maintenance of all electrical installations & fittings installed in the building / complex specified, rectifying defects and making functional all electrical services such as sub-station equipment, DG Sets, Fire Alarm and Fire Fighting equipment, Pump sets, light points, fans, luminaries, circuit wiring, sub main wiring, switchgears, bus bars, cables etc. by replacing the defective items/parts/wires etc. and repair / replacement of fans as required.
2. The contractor has to depute a supervisory staff for marking the attendance on ERP system on daily basis failing which a recovery of Rs**. 20000/- per** month will be made.
3. The first month is for updating the data on Aadhar based system so manual attendance will be accepted. From 2nd month onward no manual attendance will be accepted.
4. The contractor has to submit the measurement on monthly basis on RFI portal on or before 10th of each month failing **which a penalty of Rs. 30000/- per month** will be recovered from the running account bill.
5. On completion of 2 months the measurements raised on RFI portal will be submitted for creation of EMB.
6. Contractor has to use site order book of ERP for day to day instructions regarding works
7. Contractor has to submit the hindrance through ERP portal only.

Assistant Engineer(E) P
DED-202, CPWD,
IGI Stadium, New Delhi.

Executive Engineer (E)
DED-202, CPWD,
IGI Stadium, New Delhi

Additional Terms and Condition

1. General Responsibility

a. The contractor shall deploy the complete manpower as per item and terms and conditions and approved duty roster or directions of the Engineer-in-Charge.

b. The prescribed manpower shall be the minimum mandatory deployment. Additional manpower required for emergencies, breakdowns, preventive maintenance, inspections, VIP/VVIP programmes, conferences, public functions or operational exigencies shall be deployed on the direction of Engineer in Charge.

c. Deployment of worker shall not be reduced, combined, diverted, substituted or withdrawn without prior written permission of the Engineer-in-Charge.

d. Manpower shall be deployed on days in shifts as per item of work that is including/excluding Sundays and holidays. Weekly rest, reliver and substitute arrangements shall be made by the contractor .

e. The Engineer-in-Charge may change shift timings, place of deployment, duty allocation and category-wise deployment according to site requirements without entitling the contractor to additional payment.

2. Mobilisation and Commencement

a. Within seven days of issue of Letter of Acceptance, or before commencement of work whichever is earlier, the contractor shall submit the manpower deployment plan, initial duty roster, reliver arrangement, qualification, experience, identity, police verification, Aadhaar Card, another government identity document, recent photographs, permanent and present address, qualification certificates, employment details, bank account details, UAN, ESIC number and medical fitness certificate and 24-hour emergency contact list.

b. No person shall be deployed until the prescribed qualification, experience, identity, police verification(If Required) and statutory particulars have been submitted and accepted.

c. Failure to mobilise complete manpower by the stipulated date shall constitute a breach of clauses of agreement. The department may arrange substitute manpower at the contractor's risk and cost, impose recoveries and initiate action under different clauses the contract.

d. Acceptance of any person by the department shall not relieve the contractor of responsibility for competence, conduct, safety or statutory compliance.

3. Qualification and Experience

a. Every deployed person shall possess the minimum qualification, trade certificate, licence, competency certificate and experience prescribed in the tender as per Table Below:-

Sl.No	Designation	Minimum Qualification Academic
a	**Supervisor**	a) Diploma in Engineering (Electrical or Mechanical) having 5 years' experience or Graduate in Electrical Engineering having 2 years' experience. b) He should vide experience of maintenance of Electrical and mechanical services in multi storied buildings. etc. c) Ability to read diagrams associated with different electrical appliances/equipment.
b	**WIREMAN**	d) ITI pass certificate with two years' experience or Electrical license with five year experience in the trade of electrical. e) Must have practical experience in erection & running, maintenance of different types of both HT & LT electrical installations i/c U.G. cable systems. f) He should fully aware of all the equipment's i.e. operation of substation equipment's, DG Sets, connection of different motors & starters, location and rectification of faults in complicated installations, testing of electrical installation and equipment's. He should know the difference of HT & LT electrical appliances, cable jointing, safety regulations as per I.E. Rules and shock treatment Services etc. g) Ability to read diagrams associated with different electrical

		appliances/equipment's.
c	**OPERATOR (Lift):**	a) ITI or equivalent pass certificate with two years' experience or matriculate with five year experience in the trade of Lift operation. b) Ability to understand safety of lifts with requisite skill and speed. He should have knowledge for rescue of passenger in case of failure/ fault condition of Lift. c) He should have knowledge of safety requirement in the operation, maintenance of lifts (microprocessor based) and knowledge of operation and maintenance practice on lifts including preventive maintenance.
d	**OPERATOR (For Wet riser , sprinkler & other pumps system)**	a) ITI or equivalent pass certificate with two years' experience or matriculate with five year experience in the trade of fire pumps operation. b) Ability to handle wet riser yard hydrant (internal/external) with requisite skill and performance. He should have knowledge for operation of Fire fighting pumps and electrical control panels.
e	**Technician (For Addressable fire alarm system)**	a) ITI or equivalent pass certificate with two years' experience or matriculate with five year experience in the trade of addressable fire alarm system and should have training certificate for addressable Fire system from Honeywell/ Bosch/Edwards or any equivalent brand.
f	**KHALLASI (E&M)/ (AC&R)**	a) Minimum VIIIth class pass. b) Unskilled work and general assistance to workmen on the electrical side. Should be physically fit in all respect.
	AV Operator	a) ITI with 2 years Experience or 12th pass with 5 year experience.
	VRV Operator	a) ITI in refrigeration with 2 year experience in VRV operation or 12th with 5 year of experience in VRV operation

b. Original documents shall be produced whenever demanded. Forged, altered, misleading or unverifiable certificates shall result in immediate removal and may lead to recovery, termination and action under applicable tender rules.
c. The worker should have Skill India Certification and the trade like plumbers, mason, carpenter, etc.

4. Police Verification, Identity and Security Clearance

a) Police verification/Police Clearance Certificate of every person shall be completed before deployment in case of deployment on VVIP site.
b) No person without approved security clearance, identity card and entry pass shall be permitted to work.
c) Identity cards, passes, keys, tokens and access credentials of removed, transferred or discontinued personnel shall be surrendered immediately.
d) The department may deny entry to or order removal of any person on security grounds without assigning any reason. An approved replacement shall be arranged immediately.

5. Uniform, Identity Card and Personal Appearance

a) All personnel shall wear neat and clean department-approved uniform, safety shoes, identity card and name badge throughout duty hours.

b) Summer/winter uniforms, rain protection and other seasonal clothing shall be provided by the contractor at its own cost.

c) Personnel reporting without uniform, identity card, name badge or prescribed safety shoes may be treated as absent for the shift.

d) All the workers should wear proper dress i.e. Light Blue Color Shirt Full Sleeve and Navy Blue Trousers along with Leather Safety Shoe. If a worker is found without proer dress then a penalty of Rs 1000/- per case will be imposed by the deptt and will be deducted from next month bill.

e) Worker will display his name and designation along with firm name and CPWD logo. His shirt should display CPWD logo on the back. Logo should be of thread knitting.

f) In addition to absence recovery, a recovery of Rs. 500 per person per occurrence may be imposed. Repeated non-compliance shall require replacement.

6. Biometric and Physical Attendance

a) Aadhaar-enabled biometric attendance shall be mandatory unless another system is approved by the Engineer-in-Charge.

b) In case contractor fails to submit the documents and install the machine a recovery **of Rs. 5000/- per day** will be made from the running account bill.

c) Contractor has to update the details of labour on ERP portal after registration of worker on Aadhar based attendance system during the 1st month of the after start of work, failing which a **recovery of Rs. 50000/- per month** will made.

d) In case of change of labour during the tenure of the contract the contractor has to update the data on ERP as well as on ABAS.

e) The contractor shall provide, install, operate and maintain the biometric machine, software, internet/data facility and power backup at its own cost.

f) Attendance shall be marked personally at the beginning and end of each shift. Proxy attendance, remote marking, tampering or manipulation shall be treated as serious misconduct.

g) A physical attendance register, shift handover register and deployment register shall also be maintained.

h) Late arrival beyond fifteen minutes, early departure, absence from assigned place of duty or leaving the premises without permission may be treated as half-shift or full-shift absence.

i) Non-functioning of the biometric system shall be reported immediately and restored within 24 hours. Attendance records shall be preserved for the contract period and statutory retention period.

j) All the workers will come at the designated place in the morning 5 minute before the working hours and the contractor will take GI Tag photograph and submit the attendance in terms of numbers present / total number as per tender. Same exercise has to be completed just 5 minutes before closing time of working hours both the photograph will be submitted to JE concerned to the respective section

7. Recovery for Short Deployment

a) For every person or shift not deployed, recovery shall be made at **1.5 times the prevailing statutory minimum** wage for the relevant category, including statutory contributions and incidental components, or the corresponding quoted rate, whichever is higher.

b) Underqualified, unapproved, unverified or dual-position deployment shall be treated as non-deployment.

c) Three or more instances of short deployment in a month, or persistent short deployment for three consecutive days, shall constitute repeated default and may lead to termination action.

8. Reliever and Replacement

a) Sufficient Reliver and standby manpower shall be maintained at all times.

b) Personnel proceeding on leave, weekly rest, training or medical absence shall be replaced before commencement of the relevant shift.

c) Any person found absent, unfit, incompetent, negligent, medically unsuitable or unacceptable shall be replaced within four hours for operational posts and within 24 hours for other posts, or within the period directed by the Engineer-in-Charge.
d) Until permanent replacement is approved, an interim local arrangement shall be made without compromising qualification, safety or statutory requirements.

9. Duty Roster and Shift Operation

a) The initial duty roster shall be submitted in duplicate within seven days of commencement and the monthly roster at least three working days before the beginning of each month.
b) The roster shall show name, category, employee code, shift, location, weekly rest, leave reserve, reliever, supervisor and emergency contact.
c) No change shall be made without prior permission except in an emergency, which shall be reported immediately in writing.

10. Conduct, Discipline and Removal

a) Personnel shall be physically and mentally fit, disciplined, polite, courteous and professionally competent.
b) Sleeping on duty, intoxication, possession of alcohol/narcotics, gambling, abusive behaviour, insubordination, unauthorised absence, theft, pilferage, misuse of property, unauthorised photography, proxy attendance, tampering with equipment/records and private work during duty hours shall constitute misconduct.
c) Serious misconduct may be reported to police or other competent authority in addition to contractual action.

11. Communication and Complaint Management

a) Engineers, supervisors, technicians and operational staff shall carry functioning mobile phones during duty hours. A 24-hour emergency contact and alternate number shall be provided.
b) Failure to answer departmental calls, acknowledge complaints or reach the assigned location within the prescribed response time shall be treated as service deficiency.
c) Complaint-handling staff shall be computer literate and capable of using the departmental complaint monitoring system, ERP, mobile application, email and electronic registers.
d) All communication costs shall be deemed included in the quoted rates.

12. Complaint Diary, Maintenance Register and Logbook

a) Every skilled employee shall maintain a complaint diary or approved electronic complaint record containing complaint number, receipt time, location, fault, arrival time, action taken, material used, restoration time, pending action, worker signature and user/department feedback.
b) A complaint not attended within the prescribed time, not rectified satisfactorily or closed without verification shall be treated as unattended.
c) Daily reports of attended, pending, repeated and unresolved complaints shall be submitted.
d) Shift-wise logbooks, preventive-maintenance registers, statutory test records, alarm records and breakdown/restoration details shall be maintained contemporaneously.
e) Falsification, retrospective fabrication or unauthorised alteration of records shall constitute serious default.

13. Breakdown and Emergency Response

a) Round-the-clock arrangements shall be maintained for emergency and breakdown complaints.
b) Critical complaints affecting electrical safety, substations, DG sets, fire-fighting, fire alarm, lifts, essential lighting, water supply or public safety shall be attended immediately.
c) Where permanent restoration is not immediately possible, a safe temporary or standby arrangement shall be provided.
d) No meeting, event, conference, public programme or VIP/VVIP function shall be disrupted due to deficient deployment or delayed response.

e) Failure to attend a critical breakdown may attract recovery of actual loss and contractual compensation determined by the Engineer-in-Charge.

14. Safety and Personal Protective Equipment

a) Safety of all personnel employed directly or indirectly shall be entirely the contractor's responsibility.
b) The contractor shall provide and maintain helmets, insulated safety shoes, voltage-grade gloves, safety harnesses, lifelines, goggles, face shields, arc-flash protection where required, reflective jackets, respiratory/ear protection, first-aid boxes, voltage detectors, insulated tools, discharge rods, rubber mats, barricades and warning signs.
c) No work on live electrical equipment shall be permitted unless specifically authorised and performed under approved permit-to-work, isolation, lockout/tagout, earthing and supervision procedures.
d) Toolbox talks, safety briefings and mock drills shall be conducted and recorded.
e) Failure to provide or use mandatory PPE shall result in stoppage and recovery. Stoppage for unsafe practices shall not entitle the contractor to extra payment or extension.

15. Accident, Injury and Indemnity

a) The contractor shall be solely responsible for every accident, injury, occupational illness, disability or death involving its personnel.
b) The department shall not be liable for compensation, medical expenditure, insurance claim, employment claim or consequential liability.
c) Every accident or near miss shall be reported immediately, followed by a detailed investigation report within 24 hours.
d) First aid, transportation, medical treatment and statutory compensation shall be arranged at contractor's cost.
e) The contractor shall indemnify the department against all claims, proceedings, penalties, losses, damages and expenses arising from employment or deployment of personnel.
f) All legally required insurance policies shall remain valid throughout the contract.

16. Statutory Registrations and Labour-Law Compliance

a) The contractor shall obtain and maintain all applicable labour licences, EPFO, ESIC, BOCW, electrical contractor licence, labour welfare and other statutory registrations.
b) All obligations relating to minimum wages, overtime, weekly rest, leave, bonus, gratuity, provident fund, employee insurance, compensation, maternity benefits, equal remuneration and occupational safety shall be fulfilled.
c) The contractor shall ensure equivalent compliance by every subcontractor or associated agency.
d) Failure to obtain or renew statutory registration may result in withholding of payment, suspension of deployment or other contractual action.
e) References to laws shall include amendments, substitutions, rules and notifications in force during performance.

17. Payment of Wages

a) Wages shall not be less than the applicable minimum wages notified by the competent authority for the relevant category and place of employment.
b) Wages shall be paid within the statutory period only through ECS/NEFT/RTGS or another traceable bank transfer directly into the employee's account.
c) Wage slips shall show wage period, attendance, basic wages, allowances, overtime, deductions, EPF, ESIC, bonus/benefits and net amount.
d) All interest, penalties, claims and proceedings arising from wage default shall be borne by the contractor.

18. EPF and ESIC Compliance

a) EPF and ESIC contributions shall be deposited within statutory time limits against the correct UAN and insurance number of each worker.

b) Unrelated, fictitious or previously registered workers shall not be used to show artificial compliance.
c) Monthly documentation shall include challan-cum-return, employee-wise contribution statement, proof of payment, employee acknowledgement, biometric attendance, wage register, bank transfer statement and portal verification access where required.
d) Reimbursement, where contractually admissible, shall be restricted to actual verified contributions relating to authenticated personnel deployed on the work.
e) RA bills may be withheld until statutory records are submitted and verified.

19. Mandatory Documents with Each RA Bill

a) No RA bill shall be processed without
   1. Aadhaar-based biometric attendance,
   2. verified physical attendance register,
   3. approved duty roster,
   4. employee-wise wage sheet,
   5. proof of bank transfer,
   6. wage register,
   7. fortnightly labour report,
   8. EPF challan/ECR,
   9. ESIC contribution details,
   10. valid statutory registrations,
   11. complaint/maintenance reports,
   12. safety records
   13. replacement/Reliver details.

b) Incomplete, inconsistent, unverifiable or manipulated documents shall result in withholding of the bill and further contractual action.

20. Tools, Testing Instruments and Communication Facilities

a) All tools, ladders, testing instruments, safety equipment, communication devices and accessories required by the deployed personnel shall be provided by the contractor.The minimum T&P shall be as below

Test lamp	Pliers(Both Normal & Nose pliers)
Multi Meter	Rubber Gloves of 11 KV
Lux Meter	First Aid box
Line tester	Crimping tool kit with die
Tongue tester	Megger (5 kV HT and 500 V LT)
Vernier calipers	Digital insulation tester
Screw Gauge	Digital earth tester
Wire gauge	Spanner set
Screw driver set	Allen Key set
Blower	Hammer Drill Machine
Different size of aluminum ladders for maintenance of street lights, ceiling fans at different heights.	Measurement tape (3 Mtr/5 Mtr& 15 Mtr.)

b) Instruments shall be serviceable, calibrated and supported by valid calibration certificates.
c) The minimum prescribed tools and plants shall remain available at each site and for each sub-head.
d) Non-availability of tools or instruments shall not justify delay in attending any complaint.

21. Cleanliness and Housekeeping

a) The workplace shall be cleaned after every complaint or maintenance activity. Waste, scrap, dismantled material and debris shall be removed or deposited at the designated place on the same day.
b) Electrical rooms, substations, panel rooms, pump rooms and fire-alarm rooms shall be maintained clean, dry and safe.
c) Failure to maintain cleanliness may result in recovery and risk-and-cost cleaning.

22. No Employer-Employee Relationship

a) All deployed personnel shall remain employees of the contractor.
b) No person shall have any claim against the department for employment, regularisation, absorption, wages, arrears, seniority, pension, compensation or service benefits.
c) The contractor shall defend and indemnify the department against all such claims.

23. Prohibition on Unauthorised Subcontracting

a) Manpower deployment shall not be outsourced or subcontracted without prior written approval.
b) Even where association is permitted, the main contractor shall remain fully responsible for wages, safety, statutory compliance, conduct and performance.
c) Engagement through an unauthorised manpower agency shall constitute material breach.

24. Performance Monitoring

a) Performance shall be evaluated based on complete deployment, punctuality, complaint response, maintenance quality, safety, preventive-maintenance completion, record accuracy, statutory compliance, conduct and installation reliability.
b) The Engineer-in-Charge may issue deficiency notices and direct corrective action within a specified period.
c) Suitable recovery may be imposed for shortcomings, discrepancies, non-functioning installations or unsatisfactory operation independently of manpower-shortage recovery.

25. Risk-and-Cost Arrangement

a) Where the contractor fails to deploy manpower or attend essential services, the department may engage personnel or another agency without further notice in urgent situations.
b) Actual expenditure, together with applicable supervision or departmental charges under the contract, shall be recovered from the contractor.
c) Such arrangement shall not relieve the contractor of contractual responsibility or prevent additional action.

26. Withholding of Payment

a) The Engineer-in-Charge may withhold part or whole of any payment where manpower is deficient, wages or statutory contributions are unpaid, attendance is manipulated, registrations have expired, safety is violated, mandatory reports are missing or workers' claims remain unresolved.
b) Release of withheld payment shall not constitute waiver of recovery, compensation or other remedy.

27. Repeated Default and Termination

a) Persistent short deployment, repeated wage/EPF/ESIC default, unqualified or unverified staff, forged records, serious safety violation, accident due to wilful negligence, abandonment of shift, failure during critical operations, unauthorised subcontracting or non-compliance with directions shall constitute material breach.
b) In addition to other remedies, the department may remove personnel, suspend work, withhold payment, impose recoveries, engage another agency at risk and cost, rescind/terminate the contract, encash securities as permissible and initiate action under enlistment/tender rules.
c) No compensation shall be payable for termination arising from contractor default.

28. No Extra Payment

All expenditure connected with wages, leave reserve, weekly rest, overtime, bonus, statutory contributions, uniform, PPE, communication, training, medical examination, police verification, identity cards, biometric attendance, tools, accommodation, transport and supervision shall be deemed included in the quoted rates unless

specifically identified as separately reimbursable.

29. Supply of Material

The Junior Engineer / Assistant Engineer will prepare a list of material from the BOQ for the supply of material under Sub Head-I. On receipt of quantity details contractor has to supply the material in one month from the start of work.

The remaining material will be supplied by the contractor only after getting the written request from the JE/AE and this request shall be submitted along with the bill for claiming the payment.

30. The supply will be taken in MAS by junior engineer and will be issued as and when required.

Assistant Engineer(E) P
DED-202, CPWD,
IGI Stadium, New Delhi.

Executive Engineer (E)
DED-202, CPWD,
IGI Stadium, New Delhi

Common Conditions Applicable to All Comprehensive Maintenance Subheads

1. Comprehensive maintenance means operation-ready, safe and fully functional (100% working) condition of every equipment, assembly, subassembly, connected device, control, cable, accessory, interface and associated installation covered by the accepted inventory/BOQ. The contractor shall provide preventive, predictive and corrective maintenance, inspection, testing, fault-finding, calibration, software/firmware configuration, repair, reprogramming and replacement necessary for this outcome. Partial functionality, recurring faults or bypassed safety functions shall not constitute satisfactory maintenance.

2. Unless an exclusion is expressly stated in the relevant subhead or BOQ, the accepted contract rates include all routine and emergency visits, labour, technical/engineering supervision, OEM/authorised-agent charges, genuine compatible spare parts, consumables, tools and plants, transport, lifting, loading/unloading, cartage, storage, testing, commissioning and disposal/handling. No separate payment shall be admissible for repairs or replacement of items, irrespective of frequency, cost or cause arising from normal service conditions.

3. Immediately upon commencement and before assuming responsibility for the existing condition, the contractor, OEM/authorised representative where required, and Department shall jointly inspect, function-test and inventory each installation. Within seven calendar days of access to the installation, the contractor shall submit a signed, item-wise initial deficiency report containing identification, location, symptoms, test results, photographs, proposed rectification and urgency. The Engineer-in-Charge shall verify/record accepted pre-existing deficiencies. Rectification of such accepted pre-existing deficiencies shall be arranged by the Department separately, and the contractor shall thereafter maintain the rectified equipment comprehensively. The contractor shall not subsequently claim that an unreported defect existed at takeover, except latent defects demonstrably undiscoverable during reasonable inspection and promptly reported upon discovery. Routine upkeep and safety monitoring of operating items shall continue during this process.

4. . For subheads expressly requiring OEM-backed service, the contractor shall arrange a back-to-back COMPREHENSIVE service agreement with the specified OEM or its duly authorised service agent, covering all maintenance, labour, repairs and spares within the subhead scope, without cost to the Department. OEM authorisation specific to the work and a copy of the executed agreement, service contacts and escalation matrix shall be submitted within the time prescribed under the NIT/award conditions and before the related service is entrusted. Engagement of an OEM/agent does not transfer or dilute the principal contractor's responsibility. Any OEM approval or contract requirement under earlier bid documents remains applicable.

5. . The deployment, visits, qualifications, shifts and staff categories stated in the individual subheads and Annexure A are minimum obligatory requirements. The contractor shall deploy additional technicians, supervisors, OEM specialists, relievers, testing personnel and emergency staff as required to keep systems fully functional and meet response times, with no extra payment. The Engineer-in-Charge may rearrange duty timings according to operational needs, subject to applicable law and the contractual minimum aggregate staffing. Substitution shall require prior intimation and submission of eligibility/identity records.

6. Covered installations shall remain serviceable on all days including weekends and holidays. Complaints shall be registered in a time-stamped log with fault classification, acknowledgement, attendance, actions and restoration. Unless a shorter subhead-specific period applies, breakdown complaints shall be attended and defects rectified within 24 hours of receipt. Life-safety failures shall receive immediate emergency attendance and safe interim measures. The contractor shall keep appropriate critical spares/resources readily available; procurement lead time or dependency on an OEM shall not excuse performance.

7. Follow manufacturer instructions, relevant CPWD electrical/fire specifications as amended, applicable statutory safety requirements and written directions of the Engineer-in-Charge. Keep equipment-wise inventory, daily/shift logbooks as applicable, preventive-maintenance calendar, visit reports signed by service staff, breakdown register, testing and calibration records, replacement register, site order book and handover records available to JE(E)/AE(E)/EE(E). Record every inspection and test, including deficiencies, action taken and time of restoration. All inspections required under individual subheads are included in the rates.

8. Replace failed or defective items with new, genuine OEM-recommended or expressly approved equivalent

components of no lower specification, compatibility or functionality. Used, refurbished or salvaged substitutes may not be installed in any condition.

9. Coordinate shutdowns, permits, access/security clearance and work of other agencies with the client/Department. Follow safe electrical isolation, fire-safety procedures, data protection and manufacturer precautions; prevent avoidable disruption to office operations. Contractor-caused damage to any installation or building fabric shall be made good at its own cost. Contractor shall supply appropriate tools, PPE, calibrated test instruments and other required facilities; no tools or plant shall be issued by the Department unless expressly provided.

10. Before expiry/termination, contractor shall jointly demonstrate and test 100% operation of the complete covered system, submit updated inventory, access credentials/configuration backups as applicable, test reports, OEM service records and all logs, and rectify at its cost every defect arising during its maintenance responsibility. Handover shall be evidenced by a joint completion/deficiency record. Any contractor-responsible outstanding defects may be made good by the Department at the contractor's risk and cost under the applicable agreement. Initial departmental deficiencies not yet rectified and documented UPS battery replacement requirements shall not be deemed contractor defaults.

A. CCTV & Surveillance System — Panasonic

1. Covered equipment. Cameras, recorders, monitors, power supplies, network interfaces, storage media, connectors, cabling and accessories forming part of the system inventory are included, together with configuration, picture-quality checks, recording/retrieval verification and replacement of defective units.
2. Inspections and specialist visits. Deploy one qualified CCTV technician for at least four visits per month at the 2nd Floor Income Tax Office; the engineer/OEM specialist shall additionally visit whenever necessary and upon direction of the Engineer-in-Charge. Maintain signed service records for every visit.
3. Operation and coordination. Check recording continuity, camera coverage, date/time synchronization, playback and equipment cleanliness. Coordinate with the client concerning performance, authorized access and confidentiality of recorded material.
4. Recovery. For failure to provide the scheduled technician deployment, recovery: ₹2,000 per day of absence, as provided in the original NIT, subject to the applicable GCC. Other obligations remain enforceable under the common conditions.

B. Access Control System — Rosslare

1. Scope. Maintain controllers, card/biometric readers where installed, access devices, power supplies, door interfaces, electromagnetic locks, exit switches, interface modules, software/configuration, interconnecting wiring and accessories in the approved inventory; check access authorisation, alarm functions and safe door release.
2. OEM and visits. Rosslare OEM/authorised service agent shall carry out at least one documented inspection per week and additional visits as required.
3. Breakdown. Attend and rectify defects within 24 hours; immediately make safe any door egress or security-critical fault.
4. Recoveries. Failure to attend/rectify a breakdown within the stipulated 24 hours: ₹1,000 per day of delay. Failure to conduct a required weekly inspection: ₹3,000 per missed visit.

C. Digital EPABX System — Panasonic

1. Scope. Maintain PBX chassis, exchange cards, extensions, system telephones, power supply, distribution/connectivity, programming, interfaces and existing cabling included in the inventory, together with functional testing of incoming/outgoing/internal calls and restoration of faulty ports.
2. OEM and visits. Panasonic OEM/authorised agent shall inspect weekly and submit signed service reports. Additional testing and specialist attendance are included.
3. Breakdown. Attend and rectify complaints within 24 hours, including restoration of failed cards, interfaces and extension functionality.
4. Recoveries. Delay beyond 24 hours: ₹1,000 per day; failure of weekly inspection: ₹3,000 per missed visit. All previous erroneous references to Access Control devices/services are replaced by Digital EPABX equipment.

D. Data Networking System — D-Link

1. Scope. Maintain covered switches, routers/access points if listed, patch panels, data outlets, patch cords, power supplies, fibre/copper interfaces, connectors, configuration and associated structured network links in the inventory. Include fault isolation, replacement, configuration backup and link-performance tests.
2. OEM and visits. D-Link OEM/authorised service agent shall undertake weekly inspection and additional attendance as necessary; submit port/link status and fault reports.
3. Breakdown. Restore affected connectivity and rectify defective components within 24 hours; coordinate approved shutdowns and preserve network configuration/security.
4. Recoveries. Delay beyond 24 hours: ₹1,000 per day; missed weekly visit: ₹3,000 per visit. Erroneous references to Access Control parts are deleted.

E. Uninterruptible Power Supply (UPS) — Vertiv (Emerson)

1. The scope of work include comprehensive maintenance of UPS of different capacity, different makes, different models installed at various locations in the stadium complex. The comprehensive maintenance included keeping all ups in 100% working conditions by doing preventive maintenance, breakdown maintenance etc.. All labour/Technician/Engineer and material/Component/Spares required for keeping all UPS Systems in working system are included in the scope of work. Routine maintenance of all electrical accessories related with battery bank, DC, Circuit Breaker, cabling, battery racks are included in the scope of work.
2. Scope of work includes monthly checking of individual battery and submission of report on health each battery. The replacement of defective battery will be done by the department. But in case of blasting of battery due to overcharging, the same shall be replaced by contractor free of cost.
3. At the start of work contractor has to test complete UPS System with battery bank including incoming panel of UPS System and submit detail report indicating the health of complete system. Based on the report joint inspection will be made and defective components will be get replaced by the department.
4. After installation has been made 100% working conditions same will be handed over to the contractor. Once the installation is taken over by the contractor it will be responsibility of contractor to maintain the installation in 100% working condition throughout the contract period.
5. During the contract if any UPS System is declared unserviceable by the OEM then no payment for that UPS System will be made for the complete period of contract.
6. In case of authorised service dealer, After award of work contractor has to submit a MOU entered with OEM for providing support of man power as well as spares within 10 days. In case of delay submission of MOU the work will not be considered as started.
7. The payment for comprehensive maintenance will be made on quarterly basis on submission of inspection report from the Engineer of UPS System.
8. On completion of work contractor has to handover the complete installation in working condition otherwise the two times cost of repairing of the system will be recovered from the contractor.
9. During the Contract period contract has to carried out all preventive and breakdown maintenance and submit the reports to the AE/JE.
10. After receipt of complaint of breakdown of UPS System the same shall be put in working condition within 48 Hrs beyond that a recovery of amount equivalent to 7 days comprehensive maintenance will be recovered.
11. The UPS System are installed in stadium and in case of any VVIP visit during any function or any National and International event contractor has to inspect complete UPS System and submit the report to the sub division office and depute one engineer during the visit of VVIP visit in the stadium. Nothing extra will be paid for this extra deployment.
12. Contractor has to keep critical spares like electronic cards etc. in stock to reduce breakdown period.
13. The repairing of any faulty component shall be got done through OEM authorised workshop otherwise new component shall be provided.
14. The replacement of battery is not included in the scope of work but monthly capacity testing of the UPS system is the responsibility of the contractor. Based on testing of the battery contractor has to submit the

backup time calculation for each UPS System.

15. Contractor has to keep all UPS mounts in neat and clean condition and shall also monitor temperature of room for keeping the UPS system in healthy condition.
16. No T&P will be issued by the department for the complete work included in the scope of work.
17. In case of any accident of misshaping while carrying out the contract it is responsibility of the contractor to bear all the consequences.
18. All material to be used at site shall be got approved from the Engineer-in-charge before use.
19. The rates quoted by the contractor are inclusive of all taxes, cartage and deployment of extra labour to meet the exigency of work.
20. Contractor has to intimate atleast three month before in case any UPS System is considered beyond maintenance due to non-availability of spares due to old models, failure of which the cost of alternate arrangement to be made for three months will be recovered from the running account of bill.
21. The comprehensive maintenance shall be carried out as per CPWD specification and prevailing standard practice or relevant codes.

F. Automatic Fire Alarm & Gas-Based Fire Suppression Systems — Edwards / SHT

1. Maintain Edwards addressable fire alarm panels, loops, smoke/heat detectors, MCPs, hooters, speakers, control/monitor modules, address programming, batteries/power supplies connected to fire alarm, wiring, interface logic and indication devices. Maintain SHT gas-based suppression system components and interfaces covered by inventory, including detectors, control/release panels, solenoids/actuation interfaces, cylinder valves/gauges, distribution accessories, warning devices and associated control wiring, and ensure alarm/release sequence readiness.
2. Provide a back-to-back comprehensive service agreement with the relevant Edwards and SHT OEMs/authorised agents. Each system shall receive independent weekly qualified specialist checks with separate signed reports. Keep the fire alarm/suppression functions in the designated safe automatic operating mode unless written permission is given for testing or an authorised shutdown.
3. verify panel supply, lamps/indicators, backup supply and faults; record and act upon abnormal indications. Weekly: verify operational readiness and conduct supervised system checks. Fortnightly: test representative circuits/loops, MCP operations and fault monitoring in rotation. Monthly: verify hooters, alarms, speakers, MCP glass and interlocks. Quarterly: clean detectors using approved vacuum equipment and verify detector response as appropriate. Carry out additional manufacturer-required testing and demonstrations with adequate safeguards against unintended discharge.
4. Record pressure, cylinder status, leakage/expiry/refilling requirements and notify the Engineer-in-Charge promptly. Where cylinder recharging/refilling is part of the accepted BOQ/inventory scope it shall be performed as prescribed and evidenced by certificates; otherwise obtain written direction before arranging a separate non-BOQ refilling activity. For fire extinguishers included in the scope, remove/refit, refill, label service/next due dates and provide the stipulated one-year refilling guarantee.
5. Weekly: inspect fire tank/terrace tank levels, glands, valves, starter panels, pump-motor sets, hoses/nozzles and leakage. Monthly: test auto/manual pressure-switch functions and clean strainers/valves. Fortnightly: test hydrants in a rotating block programme ensuring all covered hydrants are tested at least once in six months; record JE(E)/AE(E) witnessing where feasible. These checks apply only to fire-fighting assets included in the accepted work inventory/BOQ.
6. Assist in scheduled fire drills with building nodal officers and local fire service as organised by the Department; demonstrate the covered systems and record attendance, tests, observations and corrective actions.
7. Faults shall be attended immediately on priority and covered defects rectified within 24 hours. For delay beyond 24 hours, ₹1,000 per day applies; missed weekly OEM/authorised visit: ₹3,000 per visit. The original overlapping ₹500/day readiness recovery shall not be levied additionally for the same period and default without a separately identifiable breach and GCC authority.

G. Conference & Public Address System — Henrich

1. Maintain conference microphones/units, mixer, DSP, amplifiers, speakers, control panels, distribution interfaces, connectors, cables, power supplies and accessories in the approved inventory. All consumables, replacement spares and labour are within the comprehensive price; prior wording requiring the Department to provide consumables is deleted.
2. Henrich OEM/authorised service agent shall carry out documented weekly health-check visits. Conduct detailed quarterly preventive maintenance including audio quality, distortion, channel gain, feedback, paging zoning, microphone and emergency announcement integration checks as applicable.
3. Attend breakdown calls within four working hours, or sooner for urgent event/service-critical faults; rectify covered defects promptly and in any event within 24 hours unless a shorter response/restoration requirement is expressly agreed.
4. Protect equipment from negligent handling, preserve settings and user data, obtain approval before relocation and attend coordination meetings as required. Provide all tools, test gear, qualified audio engineers and additional support without extra payment.
5. Failure to attend/restore after 24 hours: ₹1,000 per day; missed weekly OEM health check: ₹3,000 per visit. Where specifically scheduled on-site manpower is absent, the existing ₹1,300/day absence recovery applies only to such scheduled deployment; it does not create a new permanent staffing requirement.
6. The common takeover/deficiency process replaces any requirement for the contractor to pay separately for accepted pre-existing defects. At expiry the installation shall be fully functional and jointly handed over.

H. Building Management System (BMS) — Siemens

1. Maintain Siemens BMS servers/workstations, DDC controllers, I/O modules, field sensors, actuators, gateways, power units, operator interfaces, licences/configurations, communication networks and integration points within the approved inventory. Include software database and configuration backups, set-point/sequence checks, alarm trending and restoration of failed devices.
2. Siemens OEM/authorised agent shall inspect and certify system health weekly, in addition to the on-site engineer deployment and further specialist visits when necessary.
3. One qualified BMS engineer at the 2nd Floor Income Tax Office during the general shift (9 AM–5 PM) on all prescribed working days. Contractor shall provide holiday/emergency coverage and relievers so that equipment remains functional at all times.
4. Examine alarms, controller online status, communication links, connected equipment commands and trends; reconcile false alarms, replace failed sensors/modules, record actions and coordinate with client representatives.
5. Complaints shall be rectified within 24 hours. Delay beyond 24 hours: ₹1,000 per day; failure of weekly OEM visit: ₹3,000 per visit; absence of prescribed BMS engineer: ₹2,000 per day per person. Staff uniforms, logs, attendance and statutory compliance follow Section A.

Inventory of Dome and Bullet Cameras in Income Tax Building at JLN Stadium, New Delhi					
Sr. No.	**Item**	**Make**	**Model**	**Location**	**Remarks**
1	Dome Camera	Panasonic	WVSFV631L	Near lift No. 14 & 15 Lobby	HRD Section
2	Dome Camera	Honeywell	-	Corridor Near Room No. 105	
3	Dome Camera	Honeywell	-	Library Corridor	
4	Bullet Camera	Panasonic	WV-SPW532L	Staircase Near Library	
5	Dome Camera	Honeywell	-	Room Near Staircase	
6	Dome Camera	Panasonic	WVSFV631L	Electrical Room No.9	
7	Dome Camera	Panasonic	WVSFV631L	Corridor Near Room No. 123	
8	Dome Camera	Panasonic	WVSFV631L	Corridor Near Room No. 135	
9	Bullet Camera	Panasonic	WV-SPW532L	Staircase Near Room No. 136	
10	Dome Camera	Panasonic	WVSFV631L	Corridor Near Room No. 145	
11	Dome Camera	Panasonic	WVSFV631L	Room No. 144	
12	Dome Camera	Panasonic	WVSFV631L	Electrical Room No.8	
13	Dome Camera	Panasonic	WVSFV631L	Room No. 151	
14	Dome Camera	Panasonic	WVSFV631L	Corridor Near Room No. 159	Infra Section
15	Bullet Camera	Panasonic	-	Staircase Near Room No. 159	
16	Dome Camera	Panasonic	WVSFV631L	Corridor Near Room No. 160	
17	Dome Camera	Panasonic	WVSFV631L	Corridor Near Electrical Room No.7	
18	Dome Camera	Panasonic	WVSFV631L	Electrical Room No.7	
19	Dome Camera	Panasonic	WVSFV631L	Corridor Near Conference Hall	
20	Dome Camera	Panasonic	WVSFV631L	Conference Hall	
21	Dome Camera	Panasonic	WVSFV631L	Airtel Server Room	
22	Dome Camera	Panasonic	WVSFV631L	Airtel Server Room	
23	Bullet Camera	Panasonic	-	Staircase Near Room No. 201	INC Section
24	Dome Camera	Panasonic	-	Corridor Near Room No. 204	
25	Dome Camera	Panasonic	-	Canteen Room No. 210	
26	Dome Camera	Panasonic	-	Canteen Room No. 210	
27	Dome Camera	Panasonic	-	Corridor Near Room No. 217	
28	Dome Camera	Panasonic	-	Corridor Near Room No. 217	
29	Dome Camera	Panasonic	-	Corridor Near Room No. 223	
30	Bullet Camera	Panasonic	-	Staircase Near Room No. 234	
31	Dome Camera	Panasonic	-	Lift No. 5 Lobby	
32	Dome Camera	Panasonic	-	Conference Room Near Room No. 234	
33	Dome Camera	Panasonic	-	Waiting Lounge	
34	Dome Camera	Panasonic	-	Corridor Near Room No. 239	
35	Dome Camera	Panasonic	-	Electrical Room No.6	
36	Bullet Camera	Panasonic	-	Staircase Near Room No. 301	Vigilance Section
37	Dome Camera	Panasonic	-	Lift No. 6 & 7 Lobby	
38	Dome Camera	Panasonic	-	Corridor Near Room No. 305	
39	Dome Camera	Panasonic	-	Corridor Near Room No. 309	
40	Dome Camera	Panasonic	-	Room No. 310	
41	Dome Camera	Panasonic	-	Corridor Near Room No. 310	
42	Bullet Camera	Panasonic	-	Staircase Near Room No. 310	
43	Dome Camera	Panasonic	-	CCTV Room	
44	Dome Camera	Panasonic	-	Corridor Near Room No. 327	
45	Dome Camera	Panasonic	-	Room No. 339	
46	Dome Camera	Panasonic	-	Electrical Room No.4	
47	Bullet Camera	Panasonic	-	Staircase Near Electrical Room No. 4	
48	Dome Camera	Panasonic	-	Corridor Near Room No. 355	
49	Dome Camera	Panasonic	-	Corridor Near Room No. 358	
50	Bullet Camera	Panasonic	-	Staircase Near Room No. 354	

51	Dome Camera	Panasonic	-	Electrical Room No.3	Budget section
52	Dome Camera	Panasonic	-	Corridor Near Room No. 422	
53	Dome Camera	Panasonic	-	Corridor Near Room No. 433	
54	Bullet Camera	Panasonic	-	Staircase Near Lift No. 9 & 10 Lobby	
55	Dome Camera	Panasonic	-	Lift No. 9 & 10 Lobby	
56	49" Display	Panasonic	-	CCTV Room	
57	49" Display	Panasonic	-		
58	NVR	Panasonic	WJNX300		
59	NVR	Panasonic	WJNX200		
			Dome camera	45	
			Bullet camera	10	
			Total No. of cameras	**55**	
			Total No. of Display	**2**	
			Total No. of NVR	**2**	

Inventory of Access Control System in Income Tax Building at JLN Stadium, New Delhi						
Sr. No.	Item			Make	Location	Remarks
	Card Reader	Magnetic Lock	Exit Button			
1	1	1	1	Rosslare	Room No.101	HRD Section
2	1	1	1	Rosslare	Room No.104	
3	1	1	1	Rosslare	Room No.105	
4	1	1	1	Rosslare	Room No.106	
5	1	1	1	Rosslare	Room No.109	
6	1	1	1	Rosslare	Room No.112	
7	2	2	2	Rosslare	Room No.114	
8	1	1	1	Rosslare	Room No.120	
9	1	1	1	Rosslare	Room No.123	
10	1	1	1	Rosslare	Room No.124	
11	1	1	1	Rosslare	Room No.126	
12	1	1	1	Rosslare	Room No.127	
13	1	1	1	Rosslare	Room No.128	
14	1	1	1	Rosslare	Room No.130	
15	1	1	1	Rosslare	Room No.131	
16	1	1	1	Rosslare	Room No.133	
17	1	1	1	Rosslare	Room No.135	
18	1	1	1	Rosslare	Room No.136	
19	1	1	1	Rosslare	Room No.139	
20	1	1	1	Rosslare	Room No.140	
21	1	1	1	Rosslare	Room No.141	
22	1	1	1	Rosslare	Room No.142	
23	1	1	1	Rosslare	Room No.143	
24	1	1	1	Rosslare	Room No.144	
25	1	1	1	Rosslare	Room No.145	
26	1	1	1	Rosslare	Room No.146	
27	1	1	1	Rosslare	Room No.147	
28	1	1	1	Rosslare	Room No.149	
29	1	1	1	Rosslare	AHU Room	
30	1	1	1	Rosslare	Room No.150	
31	1	1	1	Rosslare	Room No.151	
32	1	1	1	Rosslare	Room No.152	
33	1	1	1	Rosslare	Room No.153	
34	1	1	1	Rosslare	Room No.154	
35	1	1	1	Rosslare	Room No. 164	Infra Section
36	1	1	1	Rosslare	PA Room	
37	1	1	1	Rosslare	PA Store	
38	1	1	1	Rosslare	Room No.203	
39	1	1	1	Rosslare	Room No.204	
40	1	1	1	Rosslare	Room No.207	
41	1	1	1	Rosslare	Room No.208	
42	1	1	1	Rosslare	Room No.214	
43	1	1	1	Rosslare	Room No.217	
44	1	1	1	Rosslare	Room No.220	
45	1	1	1	Rosslare	Room No. 223	
46	2	2	2	Rosslare	Airtel Server Room	
47	2	2	2	Rosslare	Room No.230	INC Section
48	1	1	1	Rosslare	Conference Room	
49	1	1	1	Rosslare	Room No.225	
50	1	1	1	Rosslare	Room No.227	
51	1	1	1	Rosslare	Room No.234	

52	1	1	1	Rosslare	Room No.238	
53	1	1	1	Rosslare	Room No.239	
54	1	1	1	Rosslare	Room No.244	
55	1	1	1	Rosslare	Room No.245	
56	1	1	1	Rosslare	Room No.247	
57	1	1	1	Rosslare	Room No.248	
58	1	1	1	Rosslare	Room No.250	
59	1	1	1	Rosslare	Room No.251	
60	1	1	1	Rosslare	Room No.252	
61	1	1	1	Rosslare	Room No.253	
62	1	1	1	Rosslare	Room No. 301	Vigilance Section
63	1	1	1	Rosslare	Room No. 305	
64	1	1	1	Rosslare	Room No. 312	
65	1	1	1	Rosslare	Room No. 313	
66	1	1	1	Rosslare	Room No. 314	
67	1	1	1	Rosslare	Room No. 309	
68	1	1	1	Rosslare	Room No. 329	
69	1	1	1	Rosslare	Room No. 331	
70	1	1	1	Rosslare	Room No. 332	
71	1	1	1	Rosslare	Room No. 333	
72	1	1	1	Rosslare	Room No. 334	
73	1	1	1	Rosslare	Room No. 335	
74	1	1	1	Rosslare	Room No. 339	
75	1	1	1	Rosslare	Room No. 342	
76	1	1	1	Rosslare	Room No. 343	
77	1	1	1	Rosslare	Room No. 347	
78	1	1	1	Rosslare	Room No. 349	
79	1	1	1	Rosslare	Room No. 351	
80	1	1	1	Rosslare	Room No. 354	
81	3	3	3	Rosslare	Room No. 401	Budget Section
82	1	1	1	Rosslare	Room No. 405	
83	1	1	1	Rosslare	Room No. 408	
84	1	1	1	Rosslare	Room No. 411	
85	1	1	1	Rosslare	Room No. 412	
86	1	1	1	Rosslare	Room No. 424	
87	1	1	1	Rosslare	Room No. 425	
88	1	1	1	Rosslare	Room No. 426	
89	1	1	1	Rosslare	Room No. 427	
90	1	1	1	Rosslare	Room No. 428	
91	1	1	1	Rosslare	Room No. 429	
92	1	1	1	Rosslare	Room No. 431	
93	1	1	1	Rosslare	Room No. 432	
Total	98	98	98			
1	Controller (AC-425)			Rosslare	Electrical Room No. 3	Total =19 nos.
2	Controller (AC-425)			Rosslare		
3	Controller (AC-425)			Rosslare		
4	Controller (AC-425)			Rosslare		
5	Controller (AC-425)			Rosslare	Near Room No. 348	
6	Controller (AC-425)			Rosslare		
7	Controller (AC-425)			Rosslare		
8	Controller (AC-425)			Rosslare	Electrical Room No. 4	
9	Controller (AC-425)			Rosslare		
10	Controller (AC-425)			Rosslare		
11	Controller (AC-425)			Rosslare	EPABX Room Rack No. 5	
12	Controller (AC-425)			Rosslare		
13	Controller (AC-425)			Rosslare		

14	Controller (AC-425)	Rosslare	Electrical Room No. 7	
15	Controller (AC-425)	Rosslare	Electrical Room No. 8	
16	Controller (AC-425)	Rosslare		
17	Controller (AC-425)	Rosslare		
18	Controller (AC-425)	Rosslare		
19	Controller (AC-425)	Rosslare		
20	Computer for Access Control System	-	CCTV Room	1 No.

Inventory of Digital EPABX in Income Tax Building at JLN Stadium, New Delhi					
Sr. No.	**Item**	**Make**	**Model**	**Location**	**Remarks**
1	Business Communication Server	Panasonic	KX-NS1000	Rack-1	EPABX Room
2	Manage Switch	D-Link	DGS-1210-28		
3	Manage Switch	D-Link	DGS-1210-28		
4	Manage Switch	D-Link	DGS-1210-28		
5	Manage Switch	D-Link	DGS-1210-28		
6	Manage Switch	D-Link	DGS-1210-28		
7	PoE Switch	D-Link	DGS-1210-28P		
8	PoE Switch	D-Link	DGS-1210-28P		
9	Manage Switch	D-Link	DGS-1210-28	Rack-2	
10	Manage Switch	D-Link	DGS-1210-28		
11	Manage Switch	D-Link	DGS-1210-28		
12	Manage Switch	D-Link	DGS-1210-28		
13	Business Communication Server	Panasonic	KX-NS1000	Rack-3	
14	Manage Switch	D-Link	DGS-1210-28		
15	Manage Switch	D-Link	DGS-1210-28		
16	Manage Switch	D-Link	DGS-1210-28		
17	Manage Switch	D-Link	DGS-1210-28		
18	Manage Switch	D-Link	DGS-1210-28		
19	Manage Switch	D-Link	DGS-1210-28		
20	PoE Switch	D-Link	DGS-1210-28P		
21	Manage Switch	D-Link	DGS-1210-28	Rack-4	
22	Manage Switch	D-Link	DGS-1210-28		
23	Manage Switch	D-Link	DGS-1210-28		
			PoE Switch	**3 Nos.**	
			Manage switch	**18 Nos.**	
			Business Communication server	**2 Nos.**	

Inventory of Data Networking in Income Tax Building at JLN Stadium, New Delhi					
Sr. No.	**Item**	**Make**	**Model**	**Location**	**Remarks**
1	Manage Switch	D-Link	DGS 1210-28	Electrical Room No. 3	
2	Manage Switch	D-Link	DGS 1210-28		
3	Manage Switch	D-Link	DGS 1210-28		
4	Manage Switch	D-Link	DGS 1210-28		
5	PoE Switch	D-Link	DGS 1210-28P		
6	Manage Switch	D-Link	DGS 1210-28	Near Room No. 348	
7	Manage Switch	D-Link	DGS 1210-28		
8	Manage Switch	D-Link	DGS 1210-28		
9	Manage Switch	D-Link	DGS 1210-28		
10	PoE Switch	D-Link	DGS 1210-28P		
11	Manage Switch	D-Link	DGS 1210-28	Electrical Room No.4	
12	Manage Switch	D-Link	DGS 1210-28		
13	Manage Switch	D-Link	DGS 1210-28		
14	PoE Switch	D-Link	DGS 1210-28P		
15	Layer 2 Switch	D-Link	DGS 3420-28PC	Rack-1 CCTV Server Room	
16	Layer 2 Switch	D-Link	DGS 3420-28SC		
17	Layer 2 Switch	D-Link	DGS 3420-28SC		
18	Manage Switch	D-Link	DGS 1210-28	Electrical Room No.7	
19	Manage Switch	D-Link	DGS 1210-28		
20	Manage Switch	D-Link	DGS 1210-28		
21	Manage Switch	D-Link	DGS 1210-28		
22	PoE Switch	D-Link	DGS 1210-28P		
24	Manage Switch	D-Link	DGS 1210-28	Rack-8 CCTV Server Room	
25	Manage Switch	D-Link	DGS 1210-28		
26	Manage Switch	D-Link	DGS 1210-28		
27	Manage Switch	D-Link	DGS 1210-28		
28	PoE Switch	D-Link	DGS 1210-28P		
29	Manage Switch	D-Link	DGS 1210-28	Near Room No. 254 Corridor	
30	Manage Switch	D-Link	DGS 1210-28		
31	Manage Switch	D-Link	DGS 1210-28		
32	Manage Switch	D-Link	DGS 1210-28		
33	PoE Switch	D-Link	DGS 1210-28P		
34	Manage Switch	D-Link	DGS 1210-28	Electrical Room No.6	
35	Manage Switch	D-Link	DGS 1210-28		
36	Manage Switch	D-Link	DGS 1210-28		
37	Manage Switch	D-Link	DGS 1210-28		
38	PoE Switch	D-Link	DGS 1210-28P		
39	Manage Switch	D-Link	DGS 1210-28	Rack No. 5 EPABX Room	
40	Manage Switch	D-Link	DGS 1210-28		
41	Manage Switch	D-Link	DGS 1210-28		
42	Manage Switch	D-Link	DGS 1210-28P		
45	PoE Switch	D-Link	DGS 1210-28	Electrical Room No.7	
46	Manage Switch	D-Link	DGS 1210-28		
47	Manage Switch	D-Link	DGS 1210-28		
48	Manage Switch	D-Link	DGS 1210-28		
49	PoE Switch	D-Link	DGS 1210-28P		
50	Manage Switch	D-Link	DGS 1210-28	Electrical Room No.8	
51	Manage Switch	D-Link	DGS 1210-28		
52	Manage Switch	D-Link	DGS 1210-28		
53	Manage Switch	D-Link	DGS 1210-28		
54	PoE Switch	D-Link	DGS 1210-28P		
55	Manage Switch	D-Link	DGS 1210-28	APAR Section-2	

56	Manage Switch	D-Link	DGS 1210-28		
57	Manage Switch	D-Link	DGS 1210-28		
58	Manage Switch	D-Link	DGS 1210-28		
59	PoE Switch	D-Link	DGS 1210-28P		
60	Manage Switch	D-Link	DGS 1210-28	Electrical Room No.9	
61	Manage Switch	D-Link	DGS 1210-28		
62	Manage Switch	D-Link	DGS 1210-28		
63	PoE Switch	D-Link	DGS 1210-28P		
64	Manage Switch	D-Link	DGS 1210-28	Near Room No. 128	
65	PoE Switch	D-Link	DGS 1210-28P		
			PoE Switch	**13 Nos.**	
			Manage switch	**46 Nos.**	
			L2 Switch 24 Port	**3 Nos.**	

Inventory of UPS System in Income Tax Building at JLN Stadium, New Delhi					
Sr. No.	**Item**	**Make**	**Capacity**	**Location**	**Remarks**
1	UPS	Vertiv	120 KVA	Electrical Room No.4	UPS- 2 Nos. Isolation T/F- 2 Nos. TVSS- 3 Nos. Battery 68 Nos.
2	UPS	Vertiv	120 KVA		
3	Isolation T/F	Datson	120 KVA		
4	Isolation T/F	Datson	120 KVA		
5	Transient Voltage Surge Suppresor	Emerson	-		
6	Transient Voltage Surge Suppresor	Emerson	-		
7	Transient Voltage Surge Suppresor	Emerson	-		
8	Battery	Exide	150AH		
9	UPS	Vertiv	120 KVA	Electrical Room No.7	UPS- 2 Nos. Isolation T/F- 2 Nos. TVSS- 3 Nos. Battery 68 Nos.
10	UPS	Vertiv	120 KVA		
11	Isolation T/F	Datson	120 KVA		
12	Isolation T/F	Datson	120 KVA		
13	Transient Voltage Surge Suppresor	Emerson	-		
14	Transient Voltage Surge Suppresor	Emerson	-		
15	Transient Voltage Surge Suppresor	Emerson	-		
16	Battery	Exide	150AH		
17	UPS	Vertiv	120 KVA	Electrical Room No.9	UPS- 2 Nos. Isolation T/F- 2 Nos. TVSS- 3 Nos. Battery 68 Nos.
18	UPS	Vertiv	120 KVA		
19	Isolation T/F	Datson	120 KVA		
20	Isolation T/F	Datson	120 KVA		
21	Transient Voltage Surge Suppresor	Emerson	-		
22	Transient Voltage Surge Suppresor	Emerson	-		
23	Transient Voltage Surge Suppresor	Emerson	-		
24	Battery	Exide	150AH		
	Total No. of 120KVA UPS			**6**	
	Total No. of Isolation T/F			**6**	
	Total No. TVSS			**9**	
	Total No. of Battery			**204**	

Inventory of Fire Alarm in Income Tax Building at JLN Stadium, New Delhi					
Sr. No.	**Item**	**Make**	**Model**	**Location**	**Remarks**
1	8- Loop Panel	Edward	EST-3	CCTV Room	
2	Hooter	Edward	EST-3		
3	Repeater Panel	Edward	EST-3	Near Staircase & Lift No. 9 & 10 Lobby	
4	MCB	Edward	EST-3		
5	Hooter	Edward	EST-3		
6	Repeater Panel	Edward	EST-3	Near Room No. 354	
7	MCB	Edward	EST-3		
8	Hooter	Edward	EST-3		
9	MCB	Edward	EST-3	Near Staircase & Electrical Room No. 4	
10	Hooter	Edward	EST-3		
11	MCB	Edward	EST-3	Near Room No. 321 Pantry	
12	Repeater Panel	Edward	EST-3	Near Room No. 310	
13	MCB	Edward	EST-3		
14	Hooter	Edward	EST-3		
15	Repeater Panel	Edward	EST-3	Near Room No. 301	
16	MCB	Edward	EST-3		
17	Hooter	Edward	EST-3		
18	MCB	Edward	EST-3	Near Lift No. 5 Lobby	
19	Hooter	Edward	EST-3		
20	Repeater Panel	Edward	EST-3	Near Room No. 217	
21	MCB	Edward	EST-3		
22	Hooter	Edward	EST-3		
23	MCB	Edward	EST-3	Near Room No. 201	
24	Hooter	Edward	EST-3		
25	Repeater Panel	Edward	EST-3	Near Room No. 159	
26	MCB	Edward	EST-3		
27	Hooter	Edward	EST-3		
28	Repeater Panel	Edward	EST-3	Near Room No. 136	
29	MCB	Edward	EST-3		
30	Hooter	Edward	EST-3		
31	Repeater Panel	Edward	EST-3	Near Room No. 109	
32	MCB	Edward	EST-3		
33	Hooter	Edward	EST-3		
34	MCB	Edward	EST-3		
35	Hooter	Edward	EST-3		
	Total No. of Repeater Panel			**8**	
	Total No. of MCB			**13**	
	Total No. of Hooter			**13**	

Inventory of BMS in Income Tax Building at JLN Stadium, New Delhi					
Sr. No.	**Item**	**Make**	**Model**	**Location**	**Remarks**
1	BMS Panel No. 1	Siemens	-	CCTV Room	
2	BMS Panel No. 2	Siemens	-	Electrical Room No. 7	
3	Computer for BMS	Dell	-	CCTV Room	

Inventory of Precision type AC in Income Tax Building at JLN Stadium, New Delhi					
Sr. No.	**Item**	**Make**	**Capacity**	**Location**	**Remarks**
1	Precision AC	Vertiv	6.5 TR	Electrical Room No. 9	Model-PEX125EC
2	Precision AC	Vertiv	6.5 TR		
3	Precision AC	Stulz	6.5 TR	CCTV Room	
4	Precision AC	Stulz	6.5 TR		

Inventory of Conference Hall & PA System, New Delhi					
Sr. No.	**Item**	**Make**	**Quantity**	**Location**	**Remarks**
1	Mixer (16 Port)	Yamaha	1	Main Conference Hall PA Room	
2	HDMI/ VGA Crosspoint Switcher	Bestnet	1		
3	1 Port Wireless Mic	-	1		
4	Amplifier	Heinrich	1		Model No. CE1200H
5	Amplifier	Heinrich	1		Model No. DPA-2210
6	Mic	Heinrich	30		Model No. MCIDC120D
7	Speakers	Heinrich	8		
6	Mixer (8 Port)	QD Audio	1	DG Conference Room	Model No. MG10XU
7	2 Port Wireless Mic	QD Audio	1		Model No. E825
8	HDMI Switcher	Heinrich	1		
9	Amplifier	Heinrich	1		Model No. CE1200H
10	Amplifier	Heinrich	1		Model No. DPA-2120
11	Panasonic 55" Display	Bestnet	1		
12	Mic	Heinrich	6		Model No. MCIDC120D
13	Speakers	Heinrich	4		

SCHEDULE OF WORK

Name of work:- **Maintenance of various E&M services for income tax office at 2nd Floor JLN Stadium, New Delhi during 2026-27. (SH:- Comprehensive maintenance of Access Control System, Fire Alarm System, CCTV, EPBAX, Conference System, BMS, Local Area Network System, Gas suppression System UPS and Precision AC System i/c operation of E&M Services) .**

S. No.	Description of Item	Qty.		Rate	Unit	Amount
	Sub-Head-I (Internal & External EI and Fans & Day to day minor works)					
1	Operation, monitoring and routine maintenance of the existing Internal Electrical Installations and associated System , including LT distribution panels, main and sub-distribution boards, electrical wiring, switches, sockets, lighting fixtures, lighting control equipment, external and security lighting installations, control panels and all other associated electrical equipment, components and accessories covered under the attached inventory and terms and conditions, scope include day-to-day operation, switching ON/OFF of electrical installations and lighting systems as required, monitoring electrical supply and connected loads, checking the healthiness of distribution boards, protective devices and control equipment, routine inspection of lighting fixtures, attending operational complaints, identifying faults, carrying out minor routine adjustments, cleaning of accessible equipment, maintaining operational records and ensuring safe and satisfactory functioning of the installations by deploying following staff 1. Wireman cum operator - 2 Nos. 2. Khallasi 1 Nos.	12	Months	103325.00	P/Month	1239900.00
2	**Supplying the following material for day to day maintenance as per CPWD specification**					
2.1	1.5 sq. mm ISI marked, FRLS/HFFR PVCinsulated, single core copper conductor cable	500	Mtrs	23.00	P/Mtr.	11500.00
2.2	4.0 sq. mm ISI marked, FRLS/HFFR PVCinsulated, single core copper conductor cable	500	Mtrs	54.00	P/Mtr.	27000.00
2.3	6.0 sq. mm ISI marked, FRLS/HFFR PVC insulated, single core copper conductor cable	300	Mtrs	82.00	P/Mtr.	24600.00
2.4	S.P. 5/6 A, one way modular switch, ISI marked	50	Nos.	44.00	Each	2200.00
2.5	S.P. 15/16 A, one way modular switch, ISI marked	50	Nos.	96.00	Each	4800.00
2.6	3 pin 5/6 A modular socket outlet, ISI marked	25	Nos.	82.00	Each	2050.00
2.7	6 pin 15/16 A modular socket outlet, ISI marked	25	Nos.	136.00	Each	3400.00
2.8	Stepped type Modular Fan regulator (2 module)	15	Nos.	285.00	Each	4275.00
2.9	Modular blanking plate	30	Nos.	21.00	Each	630.00
2.10	Modular GI box for 2 module	5	Nos.	43.00	Each	215.00
2.11	Modular GI box for 3 module	15	Nos.	53.00	Each	795.00
2.12	Modular GI box for 4 module	5	Nos.	62.00	Each	310.00
2.13	Modular GI box for 6 module	5	Nos.	96.00	Each	480.00
2.14	Modular GI box for 8 module	5	Nos.	148.00	Each	740.00
2.15	Modular base & cover plate for 2 module	5	Nos.	54.00	Each	270.00
2.16	Modular base & cover plate for 3 module	15	Nos.	72.00	Each	1080.00

2.17	Modular base & cover plate for 4 module	5	Nos.	79.00	Each	395.00
2.18	Modular base & cover plate for 6 module	5	Nos.	102.00	Each	510.00
2.19	Modular base & cover plate for 8 module	5	Nos.	131.00	Each	655.00
2.20	3 pole MCCB, 200A, 25kA Ics=100% Icu and Operational Voltage 690V	1	No.	10418.00	Each	10418.00
2.21	4 pole MCCB,250A, 36kA Ics=100% Icu and Operational Voltage 690V	1	No.	16761.00	Each	16761.00
2.22	4 pole MCCB, 125A, 36kA Ics=100% Icu and Operational Voltage 690V	1	No.	7714.00	Each	7714.00
2.23	6 A, to 32 A, ratings, SP MCB, "C" curve, 10 KA breaking capacity	20	Nos.	175.00	Each	3500.00
2.24	6 A, to 32 A, ratings, DP MCB, "C" curve, 10 KA breaking capacity	10	Nos.	559.00	Each	5590.00
2.25	6 A, to 32 A, ratings, TP MCB, "C" curve, 10 KA breaking capacity	5	Nos.	908.00	Each	4540.00
2.26	6 A, to 32 A, ratings, TPN MCB, "C" curve, 10 KA breaking capacity	5	Nos.	1124.00	Each	5620.00
2.27	Single pole, blanking plate	20	Nos.	10.00	Each	200.00
3	Supplying, installation, Testing & Commissioning of Panel light 2x2 ft., of following body material and construction as per IS : 10322 with driver as per the requirement Operating voltage AC 140-270 Volt, frequency 50/60 hz, Operating temp range -5 0C to 40 0C, internal surge protection of 2.5 KV with Short & Open circuit protection, THD < 10% , P. F.≥0.95, IP20, CRI >80, UGR (Unified Glare Rating) < 19, Flicker free, (flicker should be below 5 %), life time (LED, Driver & electrical circuitry), of minimum 50000 Burning Hours with, 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard. Manufactures Word Mark/ Name Engraved/Embossing/ Screen printing on housing. complete in all respect i/c external connections with 1.5 sq mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy ≥105 <120 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. Powder Coated CRCA Sheet Body (Thickness > 0.50 mm) **(DSR E&M 2025-8.6.10)**					
3.1	36 watt	20	Nos.	2059.00	Each	41180.00
4	Supplying, Installation, Testing & Commissioning of LED Recessed/ surface Down lighter (Round/ square/ Rectangular) SMD type of following body material with PMMA and prismatic diffuser and construction as per IS : 10322 with driver Operating voltage AC 140-270 Volt, frequency 50/60 hz, Operating temp range -50C to 400C, internal surge protection of 2.5 KV with Short & Open circuit protection ,THD < 10% , P. F.≥0.95, IP20, CRI >80, UGR (Unified Glare Rating) < 19,					

	Flicker free (flicker should be below 5%), life time (LED, Driver & electrical circuitry), of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends, CCT 3000°K /4000°K / 5700°K / 6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be confirming to relevant BIS standards. Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing Complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy ≥105 and <120 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. Powder coated die cast /Extruded aluminium Body including trim **(DSR E&M 2025-8.1.4)**					
4.1	18 watt	30	Nos.	920.00	Each	27600.00
5	Supply, Installation, Testing & Commissioning of 400mm sweep wall fan having minimum air delivery 65 m3/min, speed 1350 rpm including connection and testing etc. complete as required. (Make:- Bajaj/Crompton/Orient)	10	Nos.	3282.00	Each	32820.00
6	Supplying, Installation, Testing & Commissioning of LED surface mounted Batten light of following body material and construction as per IS : 10322 with driver (Replaceable) as per the requirement with Driver efficiency >85%, Operating voltage AC 140- 270 Volt, frequency 50/60 hz, Operating temp range -5 °C to 40 °C, internal surge protection of 2.5 KV with Short & Open circuit protection, THD < 10%, P. F.≥0.95, IP20, CRI >80, Flicker free, (flicker should be below 5 %), life time (LED, Driver & electrical circuitry), of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), SDCM (Standard Deviation Colour Matching) <3, Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard. Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing. complete in all respect i/c external connections with 1.5 sq mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy ≥105 <120 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in- Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 90°C). Powder Coated CRCA Sheet Body (Thickness >					

	0.50 mm) **(DSR E&M 2025-8.9.7)**					
6.1	36 watt	10	Nos.	649.00	Each	6490.00
		Total of Sub Head - I Rs.				**1488238.00**
	SH:-II (CCTV Survillance system)					
1	Comprehensive maintenance of the existing CCTV & Surveillance System including all cameras, recording equipment, monitors, controllers, network equipment, power supplies, associated cabling, connectors, accessories and all other components forming part of the installation, as per the attached inventory, scope include preventive and breakdown maintenance, periodic inspection, servicing, cleaning, testing, troubleshooting, programming, configuration, all minor and major repairs, and supply and replacement of defective, damaged or unserviceable components, spare parts, materials and accessories, including all necessary tools, tackles, testing instruments and incidental works required to maintain the complete system in 100% healthy, functional and operational condition throughout the contract period etc complete as per terms and condition.	12	Months	10488.00	Per Month	125856.00
		Total of Sub Head - II Rs.				**125856.00**
	SH:- III (Access Control System)					
1	Comprehensive maintenance of the existing Access Control System including all access control panels, controllers, card readers, biometric devices, electromagnetic/electromechanical locks, exit switches, emergency break-glass units, power supply units, communication interfaces, associated software, cabling, connectors and all other components and accessories forming part of the installation, as per the attached inventory,scope include preventive and breakdown maintenance, periodic inspection, servicing, cleaning, testing, troubleshooting, programming, configuration, all minor and major repairs, including supply and replacement of defective, damaged or unserviceable components, spare parts, materials and accessories, together with all necessary tools, tackles, testing instruments and incidental works required to keep the entire system in 100% healthy, functional and operational condition throughout the contract period etc complete as per terms and condition.	12	Months	23916.00	Per Month	286992.00
		Total of Sub Head - III Rs.				**286992.00**
	SH:- IV(Digital EPABX System)					
1	Comprehensive maintenance of the existing Digital EPABX System (Make: Panasonic) including main EPABX control unit, processor cards, extension cards, trunk interface cards, power supply units, telephone instruments, operator consoles, communication interfaces, associated cabling, connectors, software and all other equipment, components and accessories forming part of the installation, as per the attached inventory,scope include preventive and breakdown maintenance, periodic inspection, servicing, cleaning, testing, troubleshooting, fault diagnosis, programming,	12	Months	25997.00	Per Month	311964.00

	configuration, software restoration, all minor and major repairs, including supply and replacement of defective, damaged or unserviceable equipment, electronic cards, modules, components, spare parts, materials and accessories, together with all necessary tools, tackles, testing instruments and incidental works required to maintain the complete system in 100% healthy, functional and operational condition throughout the contract period etc complete as per terms and condition.					
		Total of Sub Head - IV Rs.				**311964.00**
	SH:-V (Data Networking System)					
1	Comprehensive maintenance of the existing Data Networking System (Make: D-Link) including all managed/unmanaged network switches, routers, network interface modules, patch panels, optical fibre equipment, media converters, transceivers, power supply units, LAN outlets, data racks, associated UTP/OFC cabling, patch cords, connectors and all other equipment, components and accessories forming part of the installation, as per the attached inventory, scope include preventive and breakdown maintenance, periodic inspection, servicing, cleaning, testing, troubleshooting, fault diagnosis, network connectivity testing, configuration, programming, firmware/software restoration, all minor and major repairs, including supply and replacement of defective, damaged or unserviceable equipment, electronic cards, modules, switches, ports, power supplies, cables, connectors, spare parts and accessories, together with all necessary tools, tackles, testing instruments and incidental works required to maintain the entire Data Networking System in 100% healthy, functional and operational condition throughout the contract period etc complete as per terms and condition.	12	Months	17875.00	Per Month	214500.00
		Total of Sub Head - V Rs.				**214500.00**
	SH-VI : UPS					
1	Annual Comprehensive maintenance & servicing of Vertiv (Emerson) make following online UPS i/c all the spares parts, accessories, cables, programming, tunning but excluding the batteries etc. as per terms and condition attached.					
1.1	120 KVA UPS	6	Nos. for 12 Month	16950.00	Each Per Month	1220400.00
		Total of Sub Head - VI Rs.				**1220400.00**
	SH:-VII (Addressable Fire alarm System)					
1	Operation, monitoring and general routine maintenance of the existing Automatic Fire Alarm System, Fire Fighting System and Gas-Based Fire Suppression System installed on a 24 hours × 7 days basis, including Sundays and Gazetted Holidays, by deploying 3 Nos. qualified, trained and experienced Operators, one in each shift, for ensuring continuous monitoring, operational readiness and effective functioning of the complete installations,scope include continuous monitoring	12	Months	126723.00	Per Month	1520676.00

	of fire alarm control panels and associated systems, checking of alarm/fault indications, routine inspection of detectors, manual call points, hooters, control panels, firefighting equipment, gas suppression control panels and associated accessories; checking system healthiness, carrying out prescribed daily operational checks, maintaining logbooks and inspection records, promptly reporting defects, attending alarm and emergency situations, operating the systems during emergencies, coordinating with the concerned officials and carrying out routine operational activities as directed by the Engineer-in-Charge. by deploying following staff etc complete as per terms and condition. 1. Fire Alaram Technician - 1 No. (In Each Shift i.e., 3 Nos.) i/c Saturday, Sunday and Holiday.					
2	Comprehensive maintenance of the existing microprocessor-based Intelligent Addressable Fire Alarm System (Make: Edwards) installed at the Income Tax Office, 2nd Floor, JLN Stadium, New Delhi, including main fire alarm control panels, repeater panels, smoke/heat detectors, manual call points, hooters, sounders, input/output modules, interface modules, loop controllers, power supply units, standby batteries, emergency voice evacuation/announcement and call-back system, associated wiring, communication cables, connectors, software and all other equipment, components and accessories forming part of the installation, as per the attached inventory,scope include preventive and breakdown maintenance, periodic inspection, servicing, cleaning, testing, fault diagnosis, troubleshooting, programming, readdressing, configuration, software restoration, checking and rectification of loops, testing of detectors, alarm and fault circuits, cause-and-effect logic, communication interfaces and associated equipment, including all minor and major repairs and supply and replacement of defective, damaged or unserviceable equipment, electronic cards, modules, detectors, hooters, manual call points, power supply units, cables, spare parts, consumables and accessories necessary to maintain the complete installation in 100% healthy, functional and operational condition throughout the contract period.	12	Months	20119.00	Per Month	241428.00
		Total of Sub Head - VII Rs.				**1762104.00**
	SH-VIII: (Conference & PA System)					
1	Operation, monitoring and general routine maintenance of the existing Conference Room Audio-Video (AV) System, including operation of audio-video equipment, conference microphones, mixers, amplifiers, speakers, displays, projectors, control processors, switching and distribution equipment, associated software, cabling, connectivity interfaces and other accessories forming part of the installation, as per the attached inventory, scope of work shall include daily	12	Months	40739.00	Per Month	488868.00

	operational checks, switching ON/OFF of equipment, system configuration, adjustment of audio-video settings, checking microphone and speaker functionality, audio-video signal routing, testing of connectivity, routine cleaning, monitoring, troubleshooting, minor operational adjustments and providing complete technical assistance for meetings, conferences, presentations and other official functions by deploying following staff etc complete as per terms and condition. (i) AV Operator – 1 No.: Deployment of one qualified and experienced AV Operator in the General Shift on all working days, excluding Sundays and holidays, (ii) Software Engineer / AV Programmer – 1 No.: Deployment of one qualified and experienced Software Engineer / AV Programmer for two visits per month during the General Shift,					
		Total of Sub Head - VIII Rs.				**488868.00**
	SH-IX : (Precision AC System)					
1	Comprehensive maintenance and operation of the existing Precision Air Conditioning (PAC) System (Make: Stulz and Vertiv) including all indoor and outdoor units, compressors, condensers, evaporator coils, EC/centrifugal fans, fan motors, expansion valves, refrigerant circuits, electronic controllers, sensors, control cards, power supply units, electrical panels, filters, humidifiers, condensate drainage arrangements, refrigerant piping, insulation, interconnecting cabling and all other associated equipment, components and accessories forming part of the installation, as per the attached inventory,scope include complete operation, preventive and breakdown maintenance, periodic inspection, servicing, cleaning, testing, troubleshooting, fault diagnosis, calibration, programming, configuration, refrigerant leak detection and rectification, refrigerant charging/top-up, checking and maintaining prescribed temperature and relative humidity parameters, and all minor and major repairs, including supply and replacement of defective, damaged, worn-out or unserviceable compressors, fan motors, electronic cards, controllers, sensors, valves, coils, electrical components, filters, refrigerant, spare parts, consumables and accessories, as required to maintain the complete installation in 100% healthy, functional and operational condition throughout the contract period etc complete as per terms and condition.	32.5	HP		P/HP	
		12	Months	428.00	P/ Month	166920.00
		Total of Sub Head - IX Rs.				**166920.00**
	SH-X : (Building Management System)					
1	Operation, monitoring and general routine maintenance of the existing Building Management System (BMS) (Make: Siemens) including BMS workstation, central controllers, DDC controllers, field devices, sensors, actuators, communication	12	Months	38683.00	Per Month	464196.00

	modules, control panels, associated software, networking interfaces, cabling and all other equipment and accessories forming part of the installation, as per the attached inventory,scope include daily operation and monitoring of the BMS, checking the operational status of connected equipment and integrated services, monitoring alarms and fault indications, checking communication between controllers and field devices, monitoring and adjusting operating parameters, schedules and set points, verifying automatic and manual control functions, routine functional testing, software configuration, troubleshooting, maintaining system databases and backups, and ensuring satisfactory functioning of the complete BMS installation by deploying following staff etc complete as per terms and condition. :(i) BMS Operator – 1 No.: Deployment of one qualified and experienced BMS Operator during the General Shift on all working days, excluding Sundays and holidays,(ii) BMS Engineer – 1 No.: Deployment of one qualified and experienced BMS Engineer for one visit per month during the General Shift,					
		Total of Sub Head - X Rs.				**464196.00**
	SH-XI : (Operation of VRV System)					
1	Providing services for operation of VRV/VRF System of LG Make i/c routine checking of all indoor, outdoor units, checking of all the accessories, consumable like oil, gas, PCB & any other item that needs to maintain the system in perfect running conditions by providing 1 No. AC Technician for all working days excluding Sunday & Holidays etc as reqd as per direction of Engineer-in-charge.	12	Months	36264.00	Per Month	435168.00
		Total of Sub Head - X Rs.				**435168.00**
	Grand Total of Sub Head (I+II+III+IV+V+VI+VII+VIII+IX+X+XI) Rs.					**6965206.00**

Assistant Engineer(E) P
DED-202, CPWD,
IGI Stadium, New Delhi.

Executive Engineer (E)
DED-202, CPWD,
IGI Stadium, New Delhi