INDEX

NIT NO: **242/2026-27/DED-201**
Name of Work: RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance, operation and routine maintenance of "Hitachi Make" VRV/VRF System at 36 Nos Duplex Flats under North Avenue).
Estimated cost: Rs. 42,71,508/-
Earnest Money: Rs. 85,430/-
Time allowed: **12 Months**

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NIT Amounting to Rs. 42,71,508/- (Rupees Forty-Two Lakhs Seventy-One Thousand Five Hundred Eight Only) contains Page 1 to 45 is hereby approved.

सहायक अभियन्ता (यो0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Assistant Engineer (P)
DED-201, CPWD
B.K.S. Marg, New Delhi

कार्यपालक अभियन्ता (वै0 एंव यां0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Executive Engineer (E&M)
DED-201, CPWD
B.K.S. Marg, New Delhi

Addition: NIL Overwriting: NIL Correction: NIL Deletion: NIL

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING

The Executive Engineer (E&M), DED-201 CPWD, 5th Floor Pamba Block, B.K.S. Marg New Delhi 110001 (Phone No.:- 011-23413374 Email Id:- deleeepwed2.cpwd@nic.in) on behalf of President of India invites online percentage rate bids from **approved and eligible registered contractors of CPWD in Composite / Building and Road Category** in appropriate class **/ Specialized Agency / OEM or their Authorized Service Agency of 'Hitachi make VRV/ VRF System** in **Two 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 & time 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 Technical bid.
1	2	3	4	5	6	7	8
1	242/2026-27/DED-201	RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).	Rs.42,71,508/-	Rs.85,430/-	12 Months	11-11-2026 upto 03.00 PM	11-11-.2026 at 03.30 PM

Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted. **Applicable for**

- CPWD enlisted contractors - 1(a), 1 (e) and 1 (f)
- specialized agency - 1(a), 1 (b), 1 (c), 1 (d), 1 (e) and 1 (f)
- OEM/ Authorized Service Agency - 1 (b), 1(c), 1(d), 1(e) & 1(g)

1. (a) Should have satisfactorily completed the works as mentioned below during the last Seven years ending last day of the month previous to the one in which tenders are invited.

i) Three similar works each costing not less than Rs**. 17.09 Lakhs.**

or

two similar works each costing not less than Rs. **25.63 Lakhs.**

or

one similar work costing not less than Rs**. 34.18 Lakhs.**

Similar work shall mean works of **Comprehensive Maintenance, operation and routine maintenance of VRV / VRF system.** The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last day of submission of tenders. **The certificate should be signed by minimum EE level officer**.

ii) In case, the eligible work has been executed by a Joint Venture through one or more individual firm(s), then cost of completed work shall be distributed among the individual firm(s) in proportion to their share in Joint Venture and that will be considered as work experience for individual firm(s) for pre-qualification in bidding.

b) Should have had Average Annual Financial Turnover of **30%** of the estimated cost put to tender i.e. **Rs. 12.82 Lakhs** during the last three years ending 31st March 2026 (Scanned copy of Certificate from CA with Unique Document Identification Number (UDIN) to be uploaded). The value of annual turnover figures shall be brought to the current value by enhancing the actual turnover figures at simple rate of 7% per annum.

c) Should not have incurred any loss (profit after tax should be positive) in more than two years during the last five years ending 31st March 2026

d) Should have a Banker's Certificate from a commercial Bank for **Rs 17.09 Lakhs** or Net Worth certificate from CA with Unique Document Identification Number (UDIN) of minimum 10 % amount of ECPT i.e. **Rs. 4.28 Lakhs** (Scanned copy of original to be uploaded).

e) Should have bidding capacity equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:

Bidding Capacity = {[AxNxM]-B}

Where,

A = Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of annual turnover shall be brought to current costing level by enhancing at a simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids have been invited. The value of N shall be taken as 1 (one), where the completion period is less than one year.

M = Multiplier Factor, the value of M may be taken as under: -

(i) 1.5 for the bids with estimated cost up to Rs. 1000 crore.

(ii) 2.0 for the bids with estimated cost above Rs. 1000 crore and up to 2000 crore.

(iii) 2.5 for the bid with estimated cost above Rs. 2000 crore.

B = Value of existing commitments of ongoing works during the period of execution of work for which bids have been invited.

f) The **Comprehensive Maintenance work of VRV/VRF System shall be executed through the OEM (Original Equipment Manufacturer) of "Hitachi" make or its authorized service agency only. The L1 bidder shall submit an undertaking on their letterhead that a they will submit a valid Memorandum of Understanding (MoU) with the OEM/authorized service agency along with PG and in case of failure to do so, the Department shall be at liberty to take appropriate action against firm, including forfeiture of the Earnest money deposit absolutely. (Applicable for composite)**

g) OEM documents (in case of OEM)/Authorization Certificate (In case of Authorized Service Agency). [Applicable for OEM / Authorized Service Agency]

2. 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 is in possession of all the documents required.
3. Information and Instructions for bidders posted on website shall form part of bid document.
4. The bid document consisting of 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 htpp://etender.cpwd.gov.in or www.cpwd.gov.in free of cost.
5. But the bid can only be submitted after depositing 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 Banker's Cheque or Fixed Deposit Receipts or/ and Bank Guarantee including e-Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD /e-transfer through bharatkosh.gov.in favour of Executive Engineer (E), PWED-II, CPWD, New Delhi, in the office of Executive Engineer (E), PWED-II, CPWD, New Delhi or any Executive Engineer, CPWD and receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE/ AE), CPWD and other documents as specified within

stipulated time. The same can also be deposited through bharatkosh.gov.in by selecting urban development & poverty alleviation, under EMD head by further selecting PAO: - 043144, PAO (NDZ), CPWD, MOUD, New Delhi, there after DDO-143174, Executive Engineer (E), PWED-II, CPWD New Delhi. Earnest money shall be returned to the unsuccessful bidders on completion of e-tender and uploading the scanned copy of receipt of Bharat kosh is mandatory.

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 of https://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 eMsigner on their system as per instructions available on download section of https://etender.cpwd.gov.in.
8. On opening date, the contractor can login and see the bid opening process. After opening of bid he will receive the competitor bid sheets.
9. Contractor can upload documents in the form of JPG format and PDF format.
10. Certificate of Financial Turn Over: At the time of submission of bid contractor may upload Affidavit/Certificate from CA mentioning Financial Turnover of last 7 years or for the period as specified in the bid document and further details if required may be asked from the contractor after opening of technical bids. There is no need to upload entire voluminous balance sheet.
11. Contractor must ensure to quote rate of each item. The column 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 percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
12. 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.
    The decision of rejection of technical bid alongwith reasons of rejections shall be uploaded on ERP portal by tender inviting authority. The aggrieved bidder can make appeal against the decision, on ERP portal within 48 hours of uploading of decision of rejection of technical bid.
    After receipt of appeal from the aggrieved bidder, the tender inviting authority shall upload the decision on the appeal preferably within 3 working days and in no case the financial bid shall be opened without disposal of appeal and uploading the same on ERP portal.
13. ~~Pre Bid conference shall be held in the chamber of ..... at ..... on ..... to clear the doubt of intending bidders, if any.~~
14. ~~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.~~
15. 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.
16. Online bid documents submitted by intending bidders shall be opened only of those bidders, who has submitted the documents as per terms of the NIT.
17. If any information furnished by the applicant is found incorrect at a later stage, he shall be liable to be debarred from tendering/taking up of works in CPWD. The department reserves the right to

verify the particulars furnished by the applicant independently.

18. The bidders are advised to inspect and examine the site & its surroundings and satisfy themselves before submitting their tender. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charges consequent upon any misunderstanding or otherwise shall be allowed.

19. All needful statutory provision to be adopted at site to tackle epidemic/pandemic or similar situation of Covid-19 shall be done by the agency and expenditure on the same shall be borne by the contractor.

20. List of Document to be scanned and uploaded within the period of bid submission:

i) Insurance surety bond, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee issued by a Commercial Bank against EMD. The Bidder can also deposit EMD in Bharatkosh (www.bharatkosh.gov.in) through Net banking, the details of account as given below:-

Controller code:- 030-Ministry of Housing and Urban Affairs

PAO Code: - 043144, PAO (NDZ),

DDO Code :- 143174

Note 1: - EMD Should be in favour of Executive Engineer(E), PWED-2, CPWD, New Delhi).

(Note 2: - EMD shall be made / issued only from the account of the bidder / tenderer submitting the bid / tender. EMD made / issued from the account other than that of the bidder / tenderer submitting the bid, shall not be accepted).

ii) 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.

iii) Certificates of Work Experience. (issued by the authority of the rank of Executive Engineer or equivalent)

iv) Certificate of Financial Turnover from CA.

v) Banker's Certificate or Net Worth Certificate.

vi) Affidavit as per provisions of clause 1.2.2 of CPWD-6.

vii) Letter of OEM (in case of OEM) or letter of authorization (in case authorized service agency). [Applicable for OEM / Authorized Service Agency]

viii) GST registration Certificate, if already obtained by the bidder.

If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents.

"If work is awarded to me, I/we shall obtain GST registration certificate as applicable within one month from the date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/we shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard".

ix) Valid Electrical Contractor License or undertaking that they will either obtain valid electrical license at the time of execution of electrical work or associate the contractor having valid electrical license of appropriate class.

(Undertaking Form Enclosed Pg. 11).

x) ERP Training Certificate issued by National CPWD Academy (NCA), Ghaziabad / Regional Training institute, CPWD.

If the bidder has not obtained ERP training certificate as applicable, then he shall scan and upload following undertaking along with bid documents.

"Undertaking, that if we become first lowest in tender, then either myself or our authorized representative will take compulsory ERP training through any of the CPWD Regional Training Institutes (RTIs) 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."

xi) Copy of Pan Card.

xii) The agency shall upload Bank Account Details registered with his firm like Bank name, A/c Number, IFSC Code, A/c name on blank paper / firm letter head with valid email ID and Mobile No. or Bank Pass Book having details of Account.

xiii) Undertaking on their letterhead to provide valid Memorandum of Understanding (MoU) with the OEM/authorized service agency and the list of employees with their qualification certificate at the time of submission of Performance Guarantee and in case of failure to do so, the Department shall be at liberty to take appropriate action against firm, including forfeiture of the Earnest money deposit absolutely.

xiv) Any other Document as specified in the NIT.

Note: - S. No. (iv) & (v) in the above listed documents shall not be applicable for CPWD Enlisted contractor. S. No. (iii), (xiii) in the above listed documents shall not be applicable for OEM/Authorized Service Agency.

सहायक अभियन्ता (यो0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Assistant Engineer (P)
DED-201, CPWD
B.K.S. Marg, New Delhi

कार्यपालक अभियन्ता (वै0 एंव यां0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Executive Engineer (E&M)
DED-201, CPWD
B.K.S. Marg, 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: -** RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).
2. NIT No.: - 242/2026-27/DED-201
3. Estimated Cost.: - Rs. 42,71,508/-
4. Amount of Earnest Money Deposit: - Rs. 85,430/-
5. Last date of submission of bids: - 11-11-2026 , upto 15:00 Hrs.

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

1. **Name of 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 officer 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 gazetted 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>closedTender>all) that the particular contractor is not L-1 tenderer and work is awarded.
6. The tender inviting Executive Engineer will call for original EMD of the L-1 tenderer from EMD receiving Executive Engineer immediately.

Note:- 1. Receipt of EMD issued by Sub Division will not be accepted. And Tender / Bid shall be rejected.

CPWD-6 for e-Tendering

Percentage rate bids are invited on behalf of President of India from approved and eligible contractors of CPWD in Composite / Building and Road Category in appropriate class or Specialized agency **/ OEM / Authorized Maintenance Agency by OEM for 'Hitachi make VRV/ VRF System** in Two Bid System for the work of **"RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).**

The enlistment of the contractor 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. 42,71,508/-** 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 similar works of magnitude specified below: -
Criteria of eligibility for submission of bid documents

1.2.1 Conditions for non-CPWD registered contractors only, if bids are also open to non-CPWD Contractors.
For works estimated cost up to tendering limit of class -I Buildings & Roads (erstwhile Composite/ Building/ infrastructure) category Contractor (However, for Horticulture category, it may be modified as per bidding limit of CPWD class I contractors of Horticulture category).

(a) (i) Three similar works each of value not less than **Rs. 17.09 Lakhs**

Or

(ii) Two similar works each of value not less than **Rs. 25.63 Lakhs**

Or

(iii) One similar work of value not less than Rs. **34.18 Lakhs** (all figures rounded to nearest convenient figure) during the last 7 years ending last day of the month previous to the one in which tenders are invited.

(b) Should have had Average Annual Financial Turnover of **30%** of the estimated cost put to tender i.e. **Rs. 12.82 Lakhs** during the last three years ending 31st March 2026 (Scanned copy of Certificate from CA with Unique Document Identification Number (UDIN) to be uploaded). The value of annual turnover figures shall be brought to the current value by enhancing the actual turnover figures at simple rate of 7% per annum.

(c) Should not have incurred any loss (profit after tax should be positive) in more than two years during the last five years ending 31st March 2026

(d) Should have a Banker's Certificate from a commercial Bank for **Rs 17.09 Lakhs** or Net Worth certificate from CA with Unique Document Identification Number (UDIN) of minimum 10 % amount of ECPT i.e. **Rs. 4.28 Lakhs** (Scanned copy of original to be uploaded).

1.2.2 To become eligible for issue of tender, the tenderer 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 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. (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. C.P.W.D.-7 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. (i) 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~~

~~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.~~

5. The bid document consisting of plans, specifications, the schedule of quantities of the 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 htpp://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 including e- Bank Guarantee (for balance amount as prescribed) from any of the Commercial Banks (drawn in favour of Executive Engineer(E), PWED-2, CPWD, NEW DELHI)/ e-transfer through bharatkosh.gov.in by selecting urban development & poverty alleviation, under EMD head by further selecting PAO:- 043144, PAO (NDZ), CPWD, MOUD, New Delhi, their after DDO-143174, Executive Engineer (E), PWED-II, CPWD New Delhi 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 including e- 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, who has deposited EMD with any division of CPWD and other documents scanned and uploaded are found in order.

   (Note 1: - EMD Should be in favour of Executive Engineer(E), PWED-2, CPWD, NEW DELHI)
   (Note 2: - EMD shall be made / issued only from the account of the bidder / tenderer submitting the bid / tender, EMD made / issued from the account other than that of the bidder / tenderer submitting the bid, shall not be accepted.)

The Price bid submitted shall be opened at 03:30 PM on 11-11-2026 .

10. The bid submitted shall become invalid and e-Tender processing fee (if applicable) shall not be refunded if:
    i) The bidders are 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.
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 performance guarantee at specified percentage of the tendered amount as mentioned in schedule E and within the period specified in Schedule F. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of the Commercial Banks in accordance with the prescribed form. In case the contractor fails to deposit the said performance guarantee within the period as indicated in Schedule 'F', including the extended period if any, 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**:
    Name of work:- **RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).**
    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 bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.
13. 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 as Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazetted officer in the 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 and tenderer withdraws his tender within 7 days after last date and time (24 hours basis) 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 and tenderer withdraws his tender after expiry of 7 days after last date and time (24 hours basis) 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 respective 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 011-23413374, e - mail Id delaee2-pwed2@cpwd.gov.in,) or ERP helpline no. 18001803286 or e-mail id 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.

*To be filled in by NIT approving authority.

सहायक अभियन्ता (यो0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Assistant Engineer (P)
DED-201, CPWD
B.K.S. Marg, New Delhi

कार्यपालक अभियन्ता (वै0 एंव यां0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Executive Engineer (E&M)
DED-201, CPWD
B.K.S. Marg, New Delhi

Undertaking Form

UNDERTAKING FOR ASSOCIATING VALID ELECTRICAL CONTRACTOR LICENSE HOLDER

1. **Name of work**: - RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).
2. NIT No.: - 242/2026-27/DED-201
3. Estimated Cost. Rs. 42,71,508/-
4. Amount of Earnest Money Deposit Rs. 85,430/-
5. Last date of submission of bids: - 11-11-2026 , upto 15:00 Hrs.

I undertake that I will either obtain valid electrical license at the time of execution of electrical work or associate the contractor having valid electrical license of appropriate class after acceptance of tender along-with Performance Guarantee otherwise department shall forfeit the deposited EMD absolutely & shall reject my/our tender and debar me/us from re-tendering for this work

Signature :-.....

Agency Name :-.....

Agency Address :- .....

.....

CPWD-7

GOVERNMENT OF INDIA CENTRAL PUBLIC WORKS DEPARTMENT

STATE:- Delhi **BRANCH:-** E & M **ZONE:-** NDZ –II
DIVISION: - DED-201 **Sub-Division: -** IV

Percentage Rate Tender & Contract for Works

Tender for the work of:- RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).

(i) To be uploaded/submitted by **15:00 Hours** on **11-11-2026** **at** etender.cpwd.gov.in

(ii) To be opened in presence of tenderers who may be present at **15:30 Hours** on **11-11-2026** in the office of Executive Engineer(E&M), DED-201, CPWD, 5th Floor Pamba Block B. K. Marg, New Delhi-110001.

TENDER

I/We have read and examined the notice inviting tender, schedule, part A, B, C & D, Specifications applicable, Drawings & Designs, General Rules and Directions, **General Conditions of Contract, of 2023 (maintenance work)** as amended/modified up to the previous day to last date of submission of Bid, 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 of 2023 (maintenance work)** as amended/modified up to the previous day to last date of submission of Bid, 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 ~~Thirty (30) days from the due date of its opening in case of single bid system and for~~ Seventy Five (75) 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.

I/We have deposited EMD for the prescribed amount in the office of concerned Executive Engineer as per the bid document.

A copy of earnest money deposit receipt of prescribed amount deposited in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (as prescribed) 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 & integrity of the State.

Dated: …….. **Signature of Contractor**

Witness: … … … … … … … … . **Postal Address**

Address:

Occupation:

ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is accepted by me for and on behalf of the President of India for a sum of Rs. *_______________ (Rupees *___ ____)

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

(a)--------------------------*

(b) -------------------------*

(c)-------------------------*

For & on behalf of the President of India

Signature………………………………..

Dated …………… Designation……………………………..

Addition: NIL Overwriting: NIL Correction: NIL Deletion: NIL

On non-judicial stamp paper of minimum Rs. 100

(Guarantee offered by Bank to CPWD in connection with the execution of contracts)
Form of Bank Guarantee for Earnest Money Deposit /Performance Guarantee/Security Deposit/Mobilization Advance

1. Whereas the **Executive Engineer(E), DED-201, BKS Marg New Delhi-110001** CPWD on behalf of the President of India (hereinafter called "The Government") has invited bids under.....(NIT number) ..... dated ..... for (name of work). The Government has further agreed to accept irrevocable Bank Guarantee for Rs. ..... (Rupees ..... only) valid up to ..... (date)*..... as Earnest Money Deposit from ..... (name and address of contractor) ..... (hereinafter called "the contractor") for compliance of his obligations in accordance with the terms and conditions of the said NIT.

OR

Whereas the **Executive Engineer(E), DED-201, BKS Marg, New Delhi-110001** CPWD on behalf of the President of India (hereinafter called "The Government") has entered into an agreement bearing number.....with .....(Name and address of the contractor) ..... (hereinafter called "the Contractor") for execution of work.....(Name of work)..... The Government has further agreed to accept an irrevocable Bank Guarantee for Rs. ..... (Rupees ..... only) valid upto ..... (date)..... as **Performance Guarantee/Security Deposit/Mobilization Advance** from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement

2. We, ... (indicate the name of the bank) ..... (herein after referred to as "the Bank"), hereby undertake to pay to the Government an amount not exceeding Rs..... (Rupees .....only) on demand by the Government within 10 days of the demand.

3. We, ... (indicate the name of the Bank) ....., do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. ..... (Rupees .....only)

4. We, ... (indicate the name of the Bank)..... , further undertake to pay the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the contractor shall have no claim against us for making such payment.

5. We, ... (indicate the name of the Bank) ..... , further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor and to forbear or enforce any of the terms and conditions rerating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. We, ... (indicate the name of the Bank) ..... , further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the contractor and not withstanding any security or other guarantee the Government may have in relation to the Contractor's liabilities.

7. This guarantee will not be discharged due to the change in Contractor.

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

9. This Bank 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..... only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date .....

Witnesses: .....

Signature .....

Name and Address

Authorized Signatory

Name
Designation
Staff code no.
Bank seal

Signature .....
Name and address

*Date to be worked out on the basis of validity period of 45 Days where only financial bids are invited and 180 days for two/three bid system from the date of submission of tender.

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

Form "A"

FINANCIAL INFORMATION

I. Financial Analysis – Details to be furnished duly supported by figures in balance sheet/ profit & loss account for the last five years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (Copies to be attached).

Financial Years

2021-22	2022-23	2023-24	2024-25	2025-26

(i) Gross Annual turnover on construction works.

(ii) Profit/Loss.

II. Financial arrangements for carrying out the proposed work.

Signature of Chartered Accountant with Seal

Signature of Bidder(s).

FORM "B"

FORM OF BANKERS' CERTIFICATE FROM A SCHEDULED BANK

This is to certify that to the best of our knowledge and information that M/s./Sh. …….. having marginally noted address, …….. a customer of our bank are/is respectable and can be treated as good for any engagement up to a limit of Rs……. (Rupees ……). This certificate is issued without any guarantee or responsibility on the bank or any of the officers.

(Signature) For the Bank

NOTE:

(1) Bankers' certificates should be on letter head of the Bank, addressed to tendering authority i.e. Executive Engineer (E&M) DED-201, CPWD, 5th Floor Pamba Block, B.K.S. Marg New Delhi 110001.

(2) In case of partnership firm, certificate should include names of all partners as recorded with the Bank.

FORM "B-1"

FORM FOR CERTIFICATE OF NET WORTH FROM CHARTERED ACCOUNTANT

It is to certify that as per the audited balance sheet and profit & loss account during the year……., the Net Worth of M/s. …… (Name & Registered Address of individual/firm/company), as on…….. (the relevant date) is Rs…….. after considering all liabilities. It is further certified that the Net Worth of the company has not eroded by more than 30% in the last three years ending on (the relevant date)

Signature of Chartered Accountant ……

Name of Chartered Accountant……

Membership No. of ICAI……..

Date and Seal

NOTE:

1. Net Worth certificate should be on letter head of the Chartered Accountant, addressed to tendering authority i.e. Executive Engineer (E&M) DED-201, CPWD, 5th Floor Pamba Block, B.K.S. Marg New Delhi 110001
2. In case of partnership firm, certificate should include names of all partners as recorded with the Chartered Accountant.
3. The certificate should not be more than 6 months old.

FORM 'C'

DETAILS OF ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING PREVIOUS DAY OF LAST DATE OF SUBMISSION OF TENDERS

S. No	Name of work / project and location	Owner of sponsoring organization	Cost of work in lacs of rupees	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ arbitration cases pending /In progress with details*	Name and address /Telephone number of officer to whom reference may be made	Whether the work was done on back-to-back basis Yes/No
1	2	3	4	5	6	7	8	9	10

*Indicate gross amount claimed and amount awarded by the Arbitration Tribunal.

Signature of Bidder(s)

FORM "C-1"

PROJECT UNDER EXECUTION

S. No.	Name of work / project & location	Owner or sponsoring organization	Cost of work in crore of Rupees	Date of commencement as per contract	Stipulated date of completion	Up to date percentage progress of work	Slow progress if any and reason thereof	Name and address / telephone number of officer to whom reference may be made	Remarks

Signature of Bidder(s)
With company seal

Form 'C-3'

CALCULATION OF BIDDING CAPACITY DETAILS OF EXISTING COMMITMENTS AND ONGOING WORKS

S. No.	Name of work / project & location	Owner or sponsoring organization	Contract value in crores of rupees	Date of commencement as per contract	Stipulated date of completion	Up to date percentage progress of work	Remaining work in percentage (100- column 7)	Existing commitment column 4 x column 8/100	Name and address/telephone number of officer to whom reference may be made	Remarks

Total (B) =
Maximum turnover in last seven years =Rs……
Updated value of turnover (A) =Rs……
No. of years (N) =……
Bidding Capacity = {[AxNx1.5]-B} =……

Note: -*
A = Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of annual turnover shall be brought to current costing level by enhancing at a simple rate of 7% per annum.
N = Number of years prescribed for completion of work for which bids have been invited. The value of N shall be taken as 1 (one), where the completion period is less than one year.
B = Value of existing commitments of ongoing works during the period of execution of work for which bids have been invited.

Certificate: I certify that all the awarded and ongoing works have been included in the above list.

Signature of Bidder(s)

FORM 'D'

PERFORMANCE REPORT OF WORKS REFERRED TO IN FORMS "C"

1. Name of work/project & location
2. Agreement no.
3. Estimated cost
4. Tendered cost
5. Date of start
6. Date of completion
   (i) Stipulated date of completion
   (ii) Actual date of completion

7. (a) Whether case of levy of compensation for delay has been decided or no Yes/No
   (b) If decided, amount of compensation levied for delayed completion, if any

8. Performance Report

(1)	Quality of work	Outstanding/Very Good/Good/Poor
(2)	Financial soundness	Outstanding/Very Good/Good/Poor
(3)	Technical Proficiency	Outstanding/Very Good/Good/Poor
(4)	Resourcefulness	Outstanding/Very Good/Good/Poor
(5)	General Behavior	Outstanding/Very Good/Good/Poor

Dated: Executive Engineer (E) or Equivalent

Annexure

TO BE SUBMITTED BY THE BIDDER FROM THE OEM / AUTHORIZED SERVICE PARTNER ALONGWITH PERFORMANCE GUARANTEE

To,

Executive Engineer (E&M),
DED-201, CPWD,
New Delhi 110001

Name of Work: -

NIT No.:

We, ...(Name of OEM) having registered office at ……who are established and OEM of ..... (Name of equipment) which are being offered for the above project having production facilities at……(Place) do hereby authorize M/s. …… (Name of bidder) to submit a bid and subsequently negotiate and sign the Contract with you against above NIT including the above equipment, goods produced by us and hardware, software if any, provided by us.

We hereby unconditionally support the bidder technically throughout the execution of contract, attend manufacturing defect and subsequent Operation and Comprehensive construction Contract period of seven years and we shall provide all the genuine spares required for healthy functioning of the equipment and other equipment supplied by us for a period of at least seven years including the software updates and upgrades if any, as per terms & conditions of the above NIT. We duly authorize the said Bidder to act on our behalf in fulfilling the obligations under the NIT. We also undertake that incase of default in execution of this tender by the Name of Bidder), the (Name of OEM) will take all necessary steps to provide service support for our equipment as per tender terms.

For and on behalf of the OEM
Signed: ……
Date: …….. In the capacity of ……. (and this should be signed by a person having the power of attorney to legally bind the manufacturer).

Date: .....
Place: .....
(Designation).....
Seal & Signature of OEM/ Authorized service provider
Of M/s. Hitachi make of VRV/VRF type Air Conditioning System.

Note: The letter of Authorization Certificate should be on the letterhead of the OEM (Original Equipment Manufacturer) and should be signed by a person competent and having Power of Attorney to legally bind the Manufacturer.

FORM –I

CONSENT LETTER FROM ELIGIBLE ASSOCIATE AGENCY OF SPECIALIZED WORK(S)

Name of work: RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).

1. I / We hereby give my consent to associate with M/s……., for Executing the of work of…… (Mention specialized work(s)).
2. I / We will execute the work as per specifications and conditions of the agreement and as per directions of the Engineer–in-Charge for the corresponding specialized work(s) till the completion of the work.
3. I / We will be responsible for necessary action to handover the installations and for rectification of defects and repair during the maintenance / warranty period.
4. Also, I / We will employ full time technically qualified Engineer / supervisor for the specialized work(s) component of the work as required for the work and list of same shall be made available to Engineer-in-Charge. I / We will attend inspection of officers of the department as and when required.

Date:

Signature with date of Main Agency/Contractor

Signature with date of Associate Specialized Agency

Address:

Address:

1. Witness with address

(From Main Contractor side)

2. Witness with address

(From Associated Agency side)

FORM-II

MEMORANDUM OF UNDERSTANDING [MoU] BETWEEN

(For association of Specialized agency for execution of specialized E&M component)
(To be submitted on non-judicial stamp paper on Rs. 100 and to be duly notarized)

1] M/s [Name of the firm/agency with full address] Enlistment Status Valid up to: [Henceforth called the Main Contractor]

and

2] M/S [Name of the firm/agency with full address] Enlistment Status Valid up to: [Henceforth, called Associated Specialized Agency]

For the execution of Specialized Work(s) **"RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).** as per schedule, specifications, terms and conditions of the agreement.

We state that MoU between us will be treated as an agreement and has legality as per Indian Contract Act [amended up to date] and the department [CPWD] can enforce all the terms and conditions of the agreement for execution of the above work. Both of us shall be responsible for the execution of work as per the agreement to the extent this MOU allows. Both the parties shall be paid consequent to the execution as per agreement to the extent this MoU permits. In case of any dispute, either of us will go for mediation by the EE (C) / EE (E), CPWD, New Delhi. Any of us may appeal against the mediation to the Chief Engineer, NDZ-II, CPWD, New Delhi. His decision shall be final and binding on both of us.

We have agreed as below:

1) The Associated Specialized Agency will execute all specialized work(s) in the whole some manner as per terms and conditions of the agreement and as per the direction of the Engineer- in - charge.

2) That the Associated Specialized Agency has gone through the contract and has understood the scope of work required for the purpose of executing the specialized work(s).

3) All the machinery and equipment's, tools and plants, special T&P required for execution of the specialized work(s), as per agreement, shall be the responsibility of the Associated Specialized Agency.

4) The site staff required for the specialized work(s) shall be arranged by the Associated Specialized Agency as per terms and conditions of the agreement.

5) Site order book maintained for the said work shall be signed by the authorized representative of Main Contractor as well as associated specialized Agency.

6) All the correspondence regarding execution of the specialized work(s) shall be done by the Department with the Associated Specialized Agency with a copy to the Main Contractor. In case of non-compliance of the provisions of agreement, the Main Contractor, as well as the Associated Agency, shall be responsible. The action under clauses 2 and 3 shall be initiated and taken against the Main Contractor.

Signature of Main Contractor — Signature of Associated Specialized

Agency Date: — Date:

Schedule A to F

The Proforma of Schedule for each Electrical component. The schedules of quantities of different components are as pages mentioned below: -

PROFORMA OF SCHEDULES		
SCHEDULE 'A' Schedule of quantities, (As per PWD-3): -		**As per schedule of work attached Page: - 45**
SCHEDULE 'D' Extra schedule for specific requirements/document for the work, if any		**Attached**
SCHEDULE 'E'		
Reference to General Conditions of contract:		General Conditions of Contract for CPWD works-2023 (maintenance work) as amended/modified up to the previous day to last date of submission of tender.
Name of work:		RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).
Estimated cost of work:		**Rs. 42,71,508/-**
1. Earnest Money:		**Rs. 85,430/-**
2. Performance Guarantee:		**a. PG: - 5% of the estimated cost put to tender (ECPT) or contract amount whichever is higher.** **b. Additional PG: - The Difference between the 80% amount of ECPT and quoted amount in case of tender is abnormally low as per DG OM vide No. DG/Manual-2024/20 dt 27-02-2026**
3. Security Deposit:		2.5% of Tendered Value
SCHEDULE `F': GENERAL RULES & DIRECTIONS:		
Officer Inviting Tender:		Executive Engineer (E&M) DED-201, CPWD, New Delhi.
Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with clauses 12.2 & 12.3.		As per clause 12 mentioned below
Definitions:		
2 (vi)	Engineer-in-charge:	Executive Engineer (E&M) DED-201, CPWD, New Delhi.
2(viii)	Accepting Authority:	Chief Engineer NDZ-2 CPWD New Delhi
2 (x)	Percentage on cost of material and labour to cover all overheads and profits:	15 %
2 (x)(b)	Standard Schedule of Rates:	DSR 2025 (E&M) and amended up to date and Market rate.
2 (xi)	Department:	Central Public Works Department.
9(ii)	Standard CPWD contract Form:	GCC 2023 (maintenance work), CPWD Form 7 as amended/ modified up to the previous day to last date of submission of e-tenders.

Clause 1: -	
(i)Time allowed for submission of Performance Guarantee, Programme Chart (Time and Progress) and applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board or proof of applying thereof from the date of issue of letter of acceptance	07 days
(ii) Maximum allowable extension with late fee @0.1% of Performance Guarantee amount per day beyond the period provided in (i) above.	03 days
Clause 2:	
Authority for fixing compensation under clause 2	Chief Engineer, NDZ-2, CPWD, New Delhi
Clause 2A:	
Whether Clause 2/ 2A shall be applicable	NA
Clause 5:	
Number of days from the date of issue of letter of acceptance for reckoning date of start	10 days

Milestone(s) as per table given below:

Sl. No.	Description of milestone (s) (Physical)	Time allowed in days (from date of start)	Amount to be withheld in case of non-achievement of Milestone
N.A.			

TIME ALLOWED FOR EXECUTION OF WORK— 12 Months

Authority to decide:	
(i) Extension of time:	Chief Engineer (NDZ-II)
(ii) Rescheduling of milestones:	Chief Engineer (NDZ-II)
(iii) Shifting of date of start in case of delay in handing over of Site:	**Chief Engineer (NDZ-II)**

PROFORMA OF SCHEDULES Clause 5 Schedule of handing over of site

Sl. No.	Description of milestone (s) (Physical)	Time allowed in days (from date of start)	Amount to be withheld in case of non-achievement of Milestone
Sl. No.	Portion without any hindrance	N.A.	
Sl. No.	Portion with encumbrances	N.A.	
Sl. No.	Portion dependent on work of other agencies	N.A.	

Clause 5: **Applicable clause 5/ Clause 5A**	**Clause 5**
Clause 6- Computerized Measure Book (CMB) / Electronic Measurement Book (EMB)	
Mode of measurement	**Electronic Measurement Book (EMB) through CPWD ERP portal**

Clause 7: Gross work to be done together with net payment /adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment	**3 Lakhs**
Clause 7A: Whether Clause 7A shall be applicable.	No
Clause 10 A: List of testing equipment to be provided by the Contractor at site lab.	Equipment's required for field test as per Specification for the item under execution as per agreement such as:
1.Earth Tester 2. Meggar 3. Clamp Meter 4. Equipment's required for field test as per Specification for the item under execution as per agreement	
Clause: 10B(ii)	
Whether clause 10B (ii) shall be applicable	No

Clause 10 C	Not Applicable
Component of labour expressed as percentage of value of work	……..%
Clause 10 CC	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 = Nil
Component of Labour expressed as percent of total value of work.	Y = 100%
Note: Xm ……% should be equal to (100) - (materials covered under clause 10CA i.e. Cement, Steel, POL and other material specified in clause 10CA + Component of Labour)	
Clause 11: **<u>Specifications to be followed for Electrical works</u>**	**CPWD General Specifications for Electrical Works**: Part-I Internal -2023, Part-II External – 2023, Part-III-Lift & Escalators-2003, Part-IV Sub Station - 2013, Part V Wet Riser & Sprinkler Systems - 2020, Part VI Fire Detection and Alarm System -2018, Part VII D.G. Sets-2013, HVAC -2024 as amended up to date & as per Terms & conditions attached.

Clause 12:		
	Type of work The completion cost of agreement should not exceed 1.50 times of Tendered amount (As per DG/CON/Maintenance 2023/03 Dated:-18/12/2023)	**Maintenance work**
	(i) Upto 1.25 times of Contract Amount (with recorded reasons) (ii) Beyond 1.25 times upto 1.50 times of Contract amount (with recorded reasons)	(i) Executive Engineer(E&M)/DED-201 CPWD (ii) Chief Engineer, NDZ-II, CPWD.
12.2	Deviation Limit beyond which clauses 12.2 shall apply for building work	**No limit**
Clause 16:		
Competent Authority for deciding reduced rates		Chief Engineer, NDZ-2, CPWD, New Delhi

Clause 18 List of Mandatory Machinery, tools, and plants to be deployed by the Contractor at site.		As per site requirement & direction of Engineer in charge.
One set of following T&P shall always be available at site of work. a. Tong tester/ Multimeter - 1 No. b. Gloves – 1 Sets. c. First Aid Box 1 No. d. Insulation tester/ Megger 500-volt LT - 1 Set. e. Spanner Set. 1 Set. f. Screw Driver set 1Set. g. Allen key set. 1Set. h. Earth resistance Tester. 1Set i. Hammer Drill with bits of various sizes. 1Set. j. Hacksaw frame with blades. 2 Sets. k. One free standing adjustable aluminium ladder for repair and maintenance of the fire detector and alarm system l. Blower		1 Complete set at site.
Fire Safety Shoe, Fire Safety Helmet, Fire Protective Gloves, High Visibility Jacket, etc.		1 Complete Set for each Fire Personnel/Attendant
Rescue Rope, First Aid Box, Smoke Escape mask, Communication Set /Mobile, Rechargeable High Power Torch, Whistle, Fire Safety Goggles etc.		1 Complete Set at Each Tower
Clause 19 C	Competent Authority to decide penalty for each default	As per GCC 2023 Provisions
Clause 19 D	Competent Authority to decide penalty for each default	As per GCC 2023 Provisions
Clause 19 G	Competent Authority to decide penalty for each default	As per GCC 2023 Provisions
Clause 19 K	Competent Authority to decide penalty for each default	As per GCC 2023 Provisions

Clause 25

Conciliator	As decided by Chief Engineer, NDZ-II, CPWD
Arbitrator Appointing authority	As decided by Chief Engineer, NDZ-II, CPWD
Place of Arbitration	New Delhi

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

Sl. No.	**Minimum Qualification of Technical representative**	**Discipline**	**Designation Principal Technical / Technical representative)**	**Minimum Experience**	**Number**	**Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 36 (i)**	
						Figures	Words
	Graduate Engineer (Elect.) Or Diploma Engineer	Project Planning / Quality / Billing Engineer	Project Planning / Quality / Billing Engineer	1 Year (for Graduate) or 2 or 5 years respectively (for Diploma)	1+1 (Two) No.	Rs.15,000 (Fifteen Thousand)/- Per Month Per Person	

Assistant Engineers 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 quantity of cement & bitumen on the basis of Delhi Schedule of Rates 2023 Printed by CPWD.,	NIL
(ii) Variations permissible on theoretical quantities:	
a) Cement for works with estimated cost put to tender more than Rs. 25 lakhs. For work\s with estimated cost put to tender more than 25 Lakh. **b)** Bitumen for all work. **c)** Steel reinforcement and structural steel sections for each diameter, section and category. **d)** All other materials.	

TERMS AND CONDITIONS

1- The department shall be liberty to terminate the contract without giving any notice.

2- The department reserves the right to send such materials to the manufacturers / authorized test laboratory to verify the genuineness and quality of the product.

3- Working drawing showing conduit layout, for E.I./ fitting shall be prepared by the contractor and got approved from Engineer-in-Charge before start of work at site.

4- The work shall be carried out in engineering like manner and bad workmanship shall be rejected summarily. For redoing the job, no claim of the contractor shall be entertained on this account.

5- The contractor or his authorized representative shall sign the site order book and comply with the remarks entered therein by the representative of the Department.

6- Wherever make of materials is not mentioned the contractor shall approved the make before execution of work.

7- The contractor will make his own arrangement for storage of his own material, and if issued to him departmentally. The material, if issued, shall be issued to him from JE (E)'s store. The watch and ward of the materials and of the installations would be responsibility of contractor till the work is completed / handed over to the department. Nothing extra shall be paid to the contractor on this account. The contractor shall make his own arrangement for carriage of materials, fittings, cables etc. issued to him departmentally from the site store to the site of work at his own cost. Nothing extra shall be paid on this account.

8- All the material should be ISI marked wherever not specified, if ISI marked material is not available it should be conforming to BIS specification amended up to date.

9- The contractor shall be responsible for the safe custody of the electrical installation in the building, including fitting and fixtures till the installations handed over to the department. He should make his own arrangement for proper watch and ward at his risk and cost. No claim will be entertained on this account.

10- The chases in walls shall be done by chase cutting machines, for which contractor shall arrange adequate numbers of chase cutting machines (Chase Cutters) for cutting chases in walls etc. for laying of conduits.

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Deployment of Comprehensive maintenance staff

1 Contractor has to deploy following minimum staff for

Comprehensive maintenance of VRV plant/Units

S. No	Type	Quantity	Shift	Frequency
1.	VRV/VRF Engineer	1 No	…..	Twice in month
2.	VRV Technician / AC Mechanic	1 No	One visit every day and as an when required (Round the Clock)	
3.	Khallasi/Helper	1 No		

1. **Recovery rates for absence from duty and not wearing uniform on duty for deployed staff.**

S. No	Type	Recover rates for absence from duty	Recovery for not wearing proper uniform on duty
1.	VRV/VRF Engineer	@ 3 times of current prevailing market rates per day	Rs. 200/- per occasion and limited to maximum Rs. 5000/- per month
2.	VRV Technician / AC Mechanic		
3.	Khallasi / Helper		
4	Electrical wiremen		

Deployment of staff for VRV Operation

2. Contractor has to deploy following minimum staff for

a) Operation of VRV plant/Units

S. No	Type	Quantity	Shift
1.	VRV Technician / AC Mechanic	1 No. in each shift	8:00 AM to 4:00 PM and 4:00 PM to 12:AM or as per direction of Engineer-in-charge

b) Recovery rates for absence from duty and not wearing uniform on duty for deployed staff.

S. No	Type	Recover rates for absence from duty	Recovery for not wearing proper uniform on duty
1	VRV Technician / AC Mechanic	@ 3 times of current prevailing market rates per day	Rs 200 per occasion and limited to maximum Rs. 5000per month

3. Before award of work, contractor is bound to submit the following details of workers proposed to be engaged by him along with PG :-

S. No.	Name of worker/ Employee Category	Address	Qualification & Experience in case of skilled Worker	Aadhar Card No. (Photo copy to be enclosed) Workers/Employee

4. The agency should pay salary in the bank account of employees only on and before 10h of each month and bank certified copy of bank statement of the same should be submitted along with bill as a proof of payment to the employee.

5. The Engineer-in-Charge or his authorized representative may conduct interview to check overall skill ofperson to be deployed at site before acceptance. The department reserve the right to reject any staff without assigning any reason.

6. The contractor shall provide uniform with dress code to the worker within 15 days. All the staff deployedby the contractor shall be well behaved, in proper uniform with name of the worker, designation, name of firm on the uniform.
7. If Any information submitted by worker or by contractor for getting police clearance certificate, found fake or misleading any stage of work regarding details of worker, will treated as breach of contract clauses. For this breach, contract will be terminated and matter will be reported to security agencies for further action as deemed fit.
8. No information obtained by the contractor in course of execution of any work in 36 Nos. Duplex Flats at North Avenue should be reproduced in any manner or format without obtaining prior permission from Security Officer
9. Strictly no electronic gadget like microphone, mobile phone, pen drive, camera, chip, SIM or other electronic equipment is allowed in in 36 Nos. Duplex Flats at North Avenue.
10. Gutkha / Pan Masala / Smoking / Spitting are strictly prohibited in 36 Nos. Duplex Flats at North Avenue and contractor is requested to instruct their labour / employee about the same.
11. Any misbehavior, impersonation & security breaches caused by the labour will not be tolerated. The contractor shall be fully responsible for such acts of omission in case any legal action is initiated by thecompetent authority for violating the security measures.
12. Copy of the office order as stated above has been uploaded in the e-tender web site and shall be part of the Agreement, vide OM issued by CSQ & C&M unit of the Directorate General of CPWD, New Delhi issued vide letter No. CSQ/CM/37(10)/2012/922 Dated: 25.05.2015 it has been strictly directed to comply the relevant GCC provisions in respect of Labour laws & model rules for works employed by Contractor as follows:-

a) In terms of Clause 19 of the GCC, a valid labour license is obtained by the contractor before start ofwork in terms Contract Labour (Regulation & Abolition) Act 1970.
b) In terms of clause 19L of the GCC, ESI & EFP contributions are to be paid by the contractor, for which contractor is to get registered himself with EPFO & ESIC.
c) Labour employed by the contractor has obtained smart card of ESI, which is essential for impartingmedical facility to labour.
d) Records prescribed in CPWD Contractor's Labour Regulation laid down in GCC is to be maintained. These include registers for workmen employed by the Contractor, Muster Roll, Register of Wages, Wages Slip, Employment Card, Service Certificate and Register of Deduction for Damage of Loss, Register of overtime and Register of Advance.

13. It is the responsibility of contractor to ensure all employees employed by him having android phone with Aadhar enable bio-metric system and nothing extra shall be paid on this account.
14. It is responsibility to contractor to get the police verification of all the employees employed by him within a month otherwise no RA bill will be processed.

Special Conditions

1. All the workers should wear proper dress, i.e., a 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 the next month's bill.
2. The worker will display his name and designation along with subdivision and division name and lastly CPWD logo. His shirt should display the CPWD logo on the back. Logo should be of thread knitting.
3. The beldar / helpers / sewermen should have Skill India Certification and the trades like electrician, plumbers, mason, carpenter, wiremen etc. should have a degree of relevant trade from 10+2 ITI Courses. If a worker category is available in 10+2 ITI courses, then the workers being engaged must have these degrees. Else, if a worker category is not available in 10+2 ITI courses, then he/she should have at least a certificate from the Skill India Program.
4. Contractor has to design a carry suitcase (with / without trolley) which should be capable of arranging all the necessary equipment in that suitcase AND SHOULD BE APPROVED BY THE ENGINEER – IN – CHARGE.
5. All the workers should be preferably below 50 years and a maximum 10% 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 of a pen-drive to the AE concerned.
7. All the workers will come at 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 the closing time of working hours both photographs will be submitted to JE concerned to 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 as Para No. 1 & 2 and he should have a qualification either more or equal to the qualification of the earlier workman.
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 necessary criminal case will be filed against the contractor and the firm will be banned at least for 05 years and his name will be recommended to the directorate to be banned for lifetime.
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. 5000/- 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 the appraisal form. JE will ensure that the non-editable responses will be kept on record for at least 20 residents/officers per inquiry, and if the contractor fails to get an average less than 8.0 on a scale of 1 to 10, then he will be given a chance for another month to improve. If the contractor fails to improve the rating, then his work will be **terminated without any notice**. For continuation of the work, one month's time will be given to the contractor to bind up, and the department will call a new tender and put the 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 to 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 every morning about the security and safety protocol and also about the polite behavior which a worker is supposed to do with residence / 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. 5000/- will be imposed per incident and the worker will be removed.
17. On receipt of a case of adverse performance/misbehavior/threatening of site staff or any other such reasons, the CE/SE/ any other authority notified by CPWD Directorate from time to time issues show cause to such contractors and after considering their reply, he has full powers to debar non-CPWD contractor for a period as decided by him. Such debarred non-CPWD contractor are ineligible to take up any work in CPWD, MoEF, PWD (Govt. of Delhi) etc. all over
18. The contractor shall be responsible for behavior and conduct of his workers. No worker with doubtful integrity or having a bad record shall be engaged at site of work by the contractor

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Terms and Conditions

1 The scope of work includes comprehensive maintenance and operation of VRV/VRF AC units/Plants of different capacity; different models of Hitachi Make. The comprehensive maintenance included keeping all units in 100% working conditions by doing preventive maintenance, break down maintenance etc. All labour/Technician/Engineer and materials / Components / Spare parts required for keeping the VRV Systems in working condition, are included in the scope of work. Routine maintenance of all electrical accessories related with like floor panels, MCB DBs, cabling, risers, tap off boxes are included in the scope of work.

2 Scope of work includes monthly checking of VRV units as per annexure – A & B and submission of report. The replacement of electrical components in risers/electrical panels will be done by the department. But replacement of MCB in Distribution Box feeding to indoor units will be done by the Contractor.

3 At the start of work contractor has to test complete VRV/VRF System with electrical panels, risers including incoming panel of VRV 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 In case of any defect at the time of taking over of installation, installation will be made 100% working conditions and then 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 VRV System is declared unserviceable by the OEM then no payment for that VRV System will be made for the complete period of contract.

6 The payment for comprehensive maintenance will be made on quarterly basis on submission of inspection report as per annexure – A & B from the Engineer of OEM of VRV System.

7 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.

8 During the Contract period, contractor has to carry out all preventive and breakdown maintenance and submit the fortnightly reports to the AE/JE.

9 After receipt of complaint of breakdown of VRV System i/c compressor replacement, gas checking etc. the same shall be put in working condition within 48 Hrs beyond that a recovery of amount equivalent to 07 days comprehensive maintenance will be recovered.

10 The VRV System are installed in Building and in case of any VVIP visit during any function or any National and International event contractor has to inspect complete VRV System and submit the report to the sub-division office and depute team of engineers during the visit of VVIP visit in the building. Nothing extra will be paid for this extra deployment.

11 Contractor has to keep following critical spares like electronic cards etc. in stock to reduce breakdown period. The minimum quantity of different spare parts required is under: -

a) Compressors -05 Nos.
b) PCBs - 10 Nos. of each type
c) Fan & blower motors -08 Nos.
d) Fan blades - 10 Nos.
e) refrigerant gas - 45 Kg,
f) lubricant oil - 05 Liters
g) compressor oil - 05 Liters
h) VRV indoor/Outdoor accessories etc

i) Pipe insulation - 25 Mtrs. of each size
j) MCB - 05 Nos.
k) Vacuum Pump - 01 Nos.
l) Laptop - 01 Nos.

After consumption of 50% of above spares the store shall be replenished. All the consumptions of the parts shall be entered in the logbook / register and get signature of concern JE / AE.

12 The repairing of any faulty component shall be got done through OEM authorised workshop otherwise new component shall be provided. At the start of work, contractor has to submit the details of OEM authorised workshop for repairing of compressor and PCB.

13 During contract, contractor can take away the compressor and PCB for repair to authorised workshop only after issue of Gate pass from JE/AE. After repairing the same, contractor has to submit the copy of challan/bill and details of repair from Authorised workshop for each repair of Compressor and PCB.

14 Contractor has to keep all VRV outdoor area or service centre room in neat and clean condition.

15 No T&P will be issued by the department for the complete work included in the scope of work.

16 In case of any accident of misshaping while carrying out the contract it is responsibility of the contractor to bear all the consequences.

17 All material to be used at site shall be got approved from the Engineer-in-charge before use.

18 The rates quoted by the contractor are inclusive of all taxes, cartage and deployment of extra labour to meet the exigency of work.

19 Contractor has to intimate at least three months before in case any VRV 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.

20 All new VRV units added during the contract period are included the scope of work in routine maintenance & operation as well as comprehensive maintenance after expiry of defect liability period.

21 Repairing of electrical items, control wiring, Refrigerant gas, Lubricant Oil, Condenser fan motor, refrigerant piping & drainage piping, indoor grills, replacement of all types motor are included in the scope of work.

22 The comprehensive maintenance shall be carried out as per CPWD specification and prevailing standard practice or relevant codes.

23 Contractor has to maintain register for servicing of indoor units, which should be signed by User department or authorized representative of occupant room.

24 Servicing record of outdoor unit shall be maintained and get checked by JE/AE.

25 Repairing of insulation of refrigerant piping is included in the scope at the start of work, complete inspection of the insulation shall be made and a report regarding this shall be submitted. A detail program for repairing the damage insulation shall be submitted in advance.

26 Once the Permission is obtained, the firm must inform the JE/ Engineer-in-charge before

pump down.

27 During pump down the refrigerant quantity must be verified by JE/ Engineer-in-charge before and after the process with recorded pressure of refrigerant gas. Report of this has to be submitted in the Office of JE/ Er. In charge.

28 The firm must maintain at least two full cylinders (big size) of refrigerant before pump-down to overtake any emergency of restoring the circuit.

29 After pump down, the firm has to dismantle the IDUs as per availability and instruction of Er-in-charge. After dismantling, dismantled IDUs have to be submitted in store of JE-in-charge with all accessories.

30 Once the dismantling completed, the firm has to install the verified GBC valve for each IDUs.

31 As per instruction of user, the IDDUs have to be installed with all accessories. The firm has to get it verified by JE-in-charge.

32 After installing GBC Valve and IDUs, the circuit has to be restored in pressure of JE-in Charge. The quantity of refrigerant along with prescribed and present pressure must be recorded by the OEM representative and signed by JE-in-Charge. The report must be submitted in the Office of AE-In-charge within 24 Hrs. of restoration.

33 The Firm will be responsible, if any worker deployed at site is found involved in any suspicious activity. Department will not be responsible any action taken by Security Agencies for such activities.

34 The operation of VRV / VRF is also a part of agreement. The minimum staff required for operation is given in the Deployment of Comprehensive maintenance and Operational staff. The timings of operation will be decided as per the requirement of client.

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ANNEXURE-A

SCOPE OF WORK FOR AMC OF VRF SYSTEM

By Covering the Machines under AMC the following services shall be provided by the contractor.

- Trained Personnel
- Exclusive Service Delivery Team
- Expert Advice through the Service Specialist Group (SSG)
- Expert monitoring by the Service Quality Assurance Team
- Priority Service
- Preventive Checks

Section I – Inclusion in scope of work of comprehensive maintenance of Service contract

1. The compressor of VRF system will be checked for its proper functioning and if any defect is found, the same will be repaired/ replaced.

2. Checking the Refrigeration system, indoor & outdoor units and ensuring healthy condition of the VRF units' quarterly basis.

3. Checking the system for any leaks and rectifying the leaks if found.

4. Checking the Refrigeration control system for proper operations and adjusting the settings when required.

5. Servicing/ cleaning of condenser coil twice in a year (before start of summer season & winter season), if needed shall be arranged by the contractor for which nothing will be paid.

6. Air filters will be inspected on monthly basis and cleaned or replaced if choked or worn out.

7. Contractor has to supply the filters for 20% of the total installed indoor units for replacement at the start of work every year.

8. Replacement of defective remotes of indoor units is included in scope of work.

9. The firm has to carry out servicing, adjustment, lubricants, repair or replacement of necessary parts & gas & make entries accordingly in the maintenance schedule of the VRF system.

10. Examine periodically all safety devices and make all customary safety tests. Systematically examine and adjust all components.

11. Inspecting the indoor/outdoor units and to carryout Preventive Maintenance as per the standard practice.

12. Checking of the Microprocessor controller for its proper functioning and repair/Replacement of the same if found defective.

13. The Company shall send service engineer within 6 hours of the complaint made by the customer for minor resolution.

14. Any other work related to VRF system for proper functioning of VRF system.

15. The operational /maintenance carried out on these types of system should at least include the following by the agency as applicable:

a)	Compressor	Check for undue vibration Check for symptoms of 'wet' operation of

		excessive superheat. Check oil level
b)	Condenser and Evaporator	Check fins for damage and dust accumulation Clean as necessary.
c)	Fans and Motors	Check bearings and lubricate as necessary. Inspect and check fan guard covers.
d)	Evaporator, Drains and Drip Tray	Check drip tray for leaks and clean. Check that condensate drain is clear and clean
e)	Refrigerant pipe work	Check for vibration and fix all unsteady supports. Clean surface of compressors and reseal as necessary.
f)	General Cleanliness	Remove and dirt or rubbish from the vicinity of the plant.
g)	Electrical and Electronic	Check for damage to flexible conduit, cables etc. Tighten all terminal connections. Inspect control panel and check for signs of overheating. Check integrity of electrical installation.
h)	System Operation	Confirm that the system is operating satisfactorily according to the design parameters
i)	Performance	Record On and Off coil temperatures of the indoor units. These reading should be recorded on the logbook.
j)	Filter elements - Indoor units	Inspect and clean as per manufacturers 'recommendation.' The control panel shall also be cleaned.

16 A history sheet shall also be kept for each outdoor unit / each indoor unit / each VRV unit etc as reqd. of the VRV system under operation.

16.1 Any damage done to the existing structure shall be restored to its original shape & colour by the contractor for which nothing extra shall be paid.

16.2 Whenever any work or periodic maintenance is carried out, the same shall have to be entered in the register, kept in the Enquiry office or JE, by the representative of the firm.

16.3 The maintenance and repair work shall have to be carried out as often as required during normal working hours and if required after normal working hours or holidays for which nothing extra shall be paid.

16.4 The minor complaint must be completely attended within 24 hours and major complaint must be rectified in 48 hours. In case of any particular air conditioning circuit consisting of nos. of outdoor and VRV units remains in-operative, the penalty of Rs 500/- per day per HP shall be deducted from the bill of firm for both minor and major complaint.

16.5 Condensate drain water pipe cleaning, detection/repairing of pipes for any leakage etc. shall be attended immediately on the same day as & when required otherwise penalty of Rs 200/- per day per circuit shall be deducted from the bill of firm.

16.6 The work will be carried out by the firm as per Annexure-A for AMC of VRV / VRF system and schedule for maintenance recommended by the manufacturer, for which nothing extra shall be paid by the department.

16.7 List of periodicity of maintenance of various equipments is listed in Annexure 'B' which is not exhaustive. The list & periodicity can be changed as per the site requirement. The decision in such cases of Engineer-in-charge would be final & binding.

16.8 In case of failure of compressor, repair of compressor & any charging of gas etc. required, shall be done by the contractor without charging any extra cost i.e. within the

scope of work.

16.9 With the advent of self lubricated parts and assemblies, lubrication will be done properly by the firm within the scope of work.

16.10 Department will provide site for facilitating necessary shutdown for Preventive Maintenance and Break down maintenance as required.

16.11 Firm is responsible for performance of the system or product.

16.12 Any other item/activities associated with proper functioning of comprehensive maintenance complete VRF system deemed to have been included in the scope of work.

16.13 At every Six month the installation shall be got thoroughly checked from OEM & Certificate of Authorized person of OEM shall be submitted by the Contractor for which nothing extra shall be paid.

16.14 Mechanic working on any apparatus must possess valid certificate of competency Class-I/Class-II Wireman license issued by competent authority.

Section II– Exclusion from scope of comprehensive maintenance service contract

1. This contract does not cover the repair / replacement of ducting / masonry work, AHU, shifting of units in part or as a whole.

2. MS Frame work, Sheet Metal work etc that has undergone deterioration due to atmospheric condition/ environmental factor/ inferior water quality.

3. Any kind of civil, structural, scaffolding or excavation works.

4. Repairing of incoming & out going cables from bus trunking to outdoor unit cable tray etc.

ANNEXURE B

Filter Cleaning	Fortnightly.
Control Panel Inspection	Monthly
Condenser Coil Cleaning	Quarterly
Drain check	Monthly
General Compressor Checks	Half Yearly
Gas Leak Check	Half Yearly
ODU motor, Electrical wiring, TFA	Half Yearly
IDU MOTOR	Half Yearly

Note: This list is tentative, any addition & correction in List by Engineer-in-Charge would be final & binding on firm.

सहायक अभियन्ता (यो0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Assistant Engineer (P)
DED-201, CPWD
B.K.S. Marg, New Delhi

कार्यपालक अभियन्ता (वै0 एंव यां0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Executive Engineer (E&M)
DED-201, CPWD
B.K.S. Marg, New Delhi

SCHEDULE OF WORK

Name of work: - RMO AC Appliances, installed at Hon'ble MP's residences under SD-IV, DED-201, New Delhi. (SH: Comprehensive maintenance of Hitachi Make VRV/VRF System at 36 Nos Duplex Flats under North Avenue).

S.No	Description of Items	Qty.	Rate	Unit	Amount	Remarks
1	Annual comprehensive, routine and preventive maintenance of the following make invertor technology based VRV/VRF modular type air conditioning system (Heating / Cooling) Complete with associated Hi-wall / Cassette / Ductable indoors, corded / cordless remotes, CRC, Y-Joints, Drainage piping, Control cabling, accumulator, Compressor, refrigerant, refrigerant piping, insulations, ducting related to VRV, all types of PCBs (IDU &ODU), EEV (ID & ODU), Fan Motor (IDU & ODU) i/c servicing of indoors and outdoors on every six month, installed at r/o Hon'ble MP's at 36 Nos Duplex Flats, North Avenue, New Delhi as per direction of Engineer-in-charge and Terms & Conditions enclosed.					
1.1	Total HP = 864 HP (at 36 Nos Duplex Flats, North Avenue) (Make: Hitachi.)	864 HP for 12 Months	317.00	Per HP/Month	3286656.00	MR
2	Providing services of skilled manpower for operation / to facilitate Hon'ble MP's and their guest in view of smooth operation of VRV/VRF system on daily basis in shift manner 8:00 AM to 4:00 PM & 4:00 PM to 12:00 AM for all working days including gazetted and national holidays, Second Saturday & Sunday, or as per direction of engineer-in-charge. The agency will provide mobile phone for communication during above said duty hours and nothing extra will be paid in this account.	12 Months	82071.00	Per Month	984852.00	MR
				Total	**4271508.00**	

सहायक अभियन्ता (यो0)
दि0वै0मं0–201, के0लो0नि0वि0
बी0के0एस0 मार्ग, नई दिल्ली।
Assistant Engineer (P)
DED-201, CPWD
B.K.S. Marg, New Delhi

कार्यपालक अभियन्ता (वै0 एंव यां0)
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Executive Engineer (E&M)
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Addition: NIL Overwriting: NIL Correction: NIL Deletion: NIL