GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

DED-41, CPWD
Andrews Ganj
New Delhi-110049
Tel No.: 011-26254861

Notice Inviting Tender

NIT No- 55/EE(E)/DED-41/2026-27

NAME OF WORK: Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.

Estimated Cost:- Rs. 7,72,473/-
Earnest Money:- Rs. 15,449/-
Period: - 20 Days

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

CENTRAL PUBLIC WORKS DEPARTMENT

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Certified that this NIT contains pages marked from 1 to 33 excluding front and back covers.

Assistant Engineer (E) P
DED-41, CPWD,
Andrews Ganj, New Delhi

Executive Engineer (E)
DED-41, CPWD,
Andrews Ganj, New Delhi

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

CENTRAL PUBLIC WORKS DEPARTMENT

Notice Inviting e-Tenders

The Executive Engineer (E), Delhi Elect. Division - 41, CPWD, Andrews Ganj, New Delhi 110049 (PH: 26254861 Email ID: deleeed10.cpwd@nic.in), invites on behalf of the President of India online percentage rate tender from eligible CPWD registered contractors for the following work:

NIT No. 55/EE(E)/DED-41/2026-27, Name of Work: Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.
Estimated Cost:- Rs. 7,72,473/-
Earnest money: - Rs. 15,449/-
Period of completion: 20 Days,
Last date & time of submission of bid on 16.11.2026at 03:00 P.M.

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

Not to be printed below this line

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*To be filled by EE, 'DED-41' Division

Assistant Engineer (E) P
DED-41, CPWD,
Andrews Ganj, New Delhi

Executive Engineer (E)
DED-41, CPWD,
Andrews Ganj, New Delhi

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

FORMING PART OF BID DOCUMENT AND TO BE POSTED ON WEBSITE

The Executive Engineer (E), Delhi Elect. Division - 41, CPWD, Andrews Ganj, New Delhi 110049 (PH: 26254861 Email ID: deleeed10.cpwd@nic.in), on behalf of President of India invites online percentage rate bids from the approved & eligible contractors of CPWD of appropriate class in B & R category 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, Original EMD, copy of receipt for deposition of original EMD & other document as specified in the NIT	Time & date of opening of bid
1	2	3	4	5	6	7	8
1	55/EE(E)/DED-41/2026-27	Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.	Rs. 7,72,473/-	Rs 15449/-	20 Days	03:00 hrs on 16.11.2026	03:30 hrs on 16.11.2026

1. Contractors/Agencies/Firms who fulfill the following requirements/ Eligibility Criteria shall be eligible to apply. Joint ventures are not accepted.

Eligibility Criteria-

(a) The bidder should have satisfactorily completed works in following manner during last seven yearsending previous day of last day of submission of bids.

(i) One similar work of value not less than 80% of the estimated cost (rounded off to two decimal place) of corresponding Sub head put to tender.

OR

(ii) Two similar works each of value not less than 60% of the estimated cost (rounded off to two decimal place) of corresponding Sub Head put to tender.

OR

(iii) Three similar works each of value not less than 40% of the estimated cost (rounded off to two decimal place) of corresponding Sub Head put to tender.

2. Estimated cost of each specialized Sub Head and definition of similar work is as follows:

Sl. No.	Name of Specialized Sub Head	Estimated cost of Sub Head (in Lakhs)	Definition of Similar work

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

E&M Component.			
1	**SH-I Fire Safety Audit**	2.04 Lakhs	Similar work shall mean "***Conducting Fire Safety audit in Govt. Building***"
2	SH-II Electrical Safety Audit	3.09 Lakhs	Similar work shall mean *"**Conducting electrical safety audit in Govt. Building**"*.
3	SH-III Energy Audit	2.60 Lakhs	Similar work shall mean "***Conducting Energy audit in Govt. Building***."

(b) The value of executed **"Similar Works"** shall be brought to current costing level by enhancing the value of work at simple rate of 7% per annum, calculated from the date of completion of work to last day of submission of bids.

(c) Bidder has to submit self-attested copies of Completion Certificate(s) issued by the officer of the clientdepartment (Central Govt. / State Govt./ PSU/ Autonomous Body), not below the rank of Executive Engineer or equivalent in support of eligibility for similar work. Bidder will have to upload the copy ofAbstract of final bill to support their claim in respect of execution of **"Similar Works".** The Bill of Quantity (BOQ)/Abstract of Bill concerned with **"Similar Works"** shown in Form 'C' will be considered for finding the value of completed works. In case of work done in Private sector, then 26ASof the Income tax department confirming the payments will be submitted by the bidder.

The Completion Certificate or Work credential certificate must clearly indicate:
-(i)Name of Work
(ii) Stipulated date of start and Actual date of completion.
(iii) Gross value of work done.
(iv) That the work has been completed satisfactorily.
(v) Full address of the client, officer issuing certificate and location where work is executed.

3. The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
4. Information and Instructions for bidders posted on web site shall form bid document.
5. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website https://etender.cpwd.gov.in free of cost.
6. Applicant has to deposit Earnest Money of Rs. 15449/- in the form of receipt/ Treasury Challan or Demand Draft or Pay order or Banker's Cheque or Deposit at Call Receipt or Fixed Deposit Receipt (drawn in favour of 'Executive Engineer(E), ED-10, CPWD, New Delhi') along with tender document.
7. But the bid can only be submitted after depositing of original EMD either in the office of Executive Engineer inviting tender or division office of any Executive Engineer, CPWD within the period of tenders submission and *uploading the mandatory scanned documents such as Demand Draft or Pay order or Banker`s Cheque or Deposit at call Receipt or Fixed Deposit Receipts and Bank Guarantee of any Scheduled Bank towards EMD in favour of Executive Engineer* as mentioned in NIT, receipt for deposition of original EMD to division office of any Executive Engineer *(including NIT issuing EE/AE)*, CPWD and other documents as specified.
8. 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.

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

9. 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 of https://etender.cpwd.gov.in.
10. On opening date, the contractor can login and see the bid opening process after opening of bids. He can receive the competitor bid sheets.
11. Contractor can upload documents in the form of JPG format and PDF format.
12. Contractor must ensure to quote percentage rate of this work as given in template. In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as "0" (ZERO). However, if tenderer quotes new rates against each item in item rate tender or does not quote any percentage above or below on the total amount of the tender or any section / sub head in percentage tender, the tender shall be treated as invalid and will not be considered as the lowest tender.
13. The department reserves the right to reject any prospective application without assigning any reason and to restrict the list of qualified contractors to any number deemed suitable by it, if too many bids are received satisfying the laid down criterion.
14. The contractor should furnish the complete details called for in the Eligibility documents. The applications with incomplete or inadequate details (or) not as per the proforma prescribed in the pre- qualification document are liable to be rejected. The applicants shall also refrain from giving unnecessary additional details, and bulky volumes of records which are not essential / not connected. The details shall be filed in the appropriate forms and annexures only.
15. The column(s) meant for quoting rate in figures appears in yellow colour and the moment rate is entered, it turns sky blue.
16. Contractor should quote the percentage above or below to two places of decimal only.
17. The officer inviting tenders shall have the right of rejecting all or any of the tenders and will not be bound to accept the lowest or any other tender.
18. The Contractor shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his tender for the works and of the rates and prices quoted in the Schedule of Quantities, which rates and prices shall, except as otherwise provided, cover all his obligations under the Contract and all matters and things necessary for the proper completion and maintenance of the works.
19. If there are varying or conflicting provisions made in any one document forming part of the contract, the Accepting Authority shall be the deciding authority with regard to the intention of the document and his decision shall be final and binding on the contractor.
20. Any error in description, quantity or rate in Schedule of Quantities or any omission there from shall not vitiate the Contract or release the Contractor from the execution of the whole or any part of the works comprised therein according to drawings and specifications or from any of his obligations under the contract.
21. Contractor is advised to visit the site and get acquainted with area before quoting the rates. There may be restriction and rules for movement of vehicles and there is no accommodation fo**r labours within the premises**.

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

1. Enlistment Order of the Contractor in CPWD in B & R Category.
2. Earnest Money in the form Insurance Surety Bond, Accounts Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (for balance amount as prescribed) from any of Commercial Banks (drawn in favour of 'Executive Engineer(E), ED-10, CPWD, New Delhi'.)
3. Receipt of deposition of Earnest Money, issued by Officers of CPWD (EE/AE(P)/AE/AAO), with whom EMD has been deposited.
4. Declaration about site inspection (Form H)
5. ERP Training Certificate issued through LMS (Learning Management System) in ERP.
6. GST Registration Certificate of GNCTD, Delhi if already obtained by the bidder. If the bidder has not obtained GST registration certificate of GNCTD or as required by GST authorities, then in such case, the bidder shall scan and upload following undertaking alongwith bid documents.

   "If work is awarded to me, I/we shall obtain GST registration Certificate of GNCTD or as required by GST authorities, 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".
7. Personal information in respect of bidder as per **Annexure 'E'**
8. Valid Electrical Contractor License or an Undertaking that they will either obtain valid Electrical License at the time of execution of electrical work or associate contractors having valid electrical license of appropriate class.
9. Affidavit as per Annexure B.
10. Copy of Work Experience Certificate(s)/Completion Certificate(s) in support of Eligibility Criteria for "Similar Works".
11. **Form C,** listing the claimed Completed **"Similar Works"** details.
12. Any other document as specified in the NIT.

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

Annexure-B

(TO BE SUBMITTED ON DULY NOTARIZED NON-JUDICIAL STAMP PAPER OF RS.100/-)

(ALONG-WITH BID SUBMISSION)

Name of Work: Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.

I/We hereby undertake and confirm that I/We shall provide an experienced and valid BEE Accredited Auditor only who possesses the following qualification:

1. Master's degree in electrical engineering or a retired Engineer not below the level of Executive Engineer in Electrical stream from CPWD / PWD / MES.
2. Holding a Société Générale de Surveillance /NEBOSH HSE PSM certificate.

Further, I declare that I will submit the valid certificates C documents at the time of submission of performance guarantee and will follow the scope and tCc of Contract, failing which department can take disciplinary action i.e., forfeiture of EMD / PG.

Dated:

Signature of the Contractor
Stamp of the Contractor

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

Form-H
Declaration About site inspection

To,

Executive Engineer (Elect)
DED-41, CPWD
Andrews Ganj,New Delhi-110049

Name of work: Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.

Dear Sir,

It is hereby declared that as per CPWD-6 FOR e-BIDDING and as per terms and conditions of this tender document, I/We the bidder inspected and examined the subject site and its surrounding and satisfied myself / ourselves as to the nature of the ground and sub-soil (so far as is practicable), the forms and nature of the site before submitting the bid, the accommodation which may be required and all necessary formation as to risks, contingencies and other circumstances which may influence or affect our bid have been obtained. I/We the bidder shall have full knowledge of the site and no extra charge consequent upon misunderstanding or otherwise shall be claimed in later date. I/We bidder shall be responsible for engaging and maintaining at 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 contract documents. Submission of the bid by me/us implies that I/We have read this notice and all other contract documents and have made myself /ourselves aware of the scope and specifications of the work to done and local conditions and other factors having a bearing on the execution of the work.

Yours faithfully

(Duly authorized signatory of the bidder)

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

FORM 'C'

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

Sl.No	Name of work/ project and location	Owner or sponsoring organization	Cost of work in 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

Signature of Bidder(s)
Stamp of Bidder
Mobile No
Email ID:-

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

Annexure 'C'

Personal Information of the bidder

(ALONGWITH BID SUBMISSION)

Name of Work: Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.

Name of the bidder:

Complete Postal address:

Valid Email address for all communication:

Alternate email address, if any:

Valid Mobile Number for communication:

Alternate Mobile Number:

Signature of the bidder

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

Annexure D

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……..(name of division)…….., CPWD on behalf of the President of India(hereinafter called "The Government") has invited bids under…….(NIT No.)…… dated……. for ……(name of work)…… The Government has further agreed to accept irrevocable Bank Guarantee for Rs……(Rupees……only) valid upto ……..(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……..(name of division)…….., CPWD on behalf of the President of India(hereinafter called "The Government") has entered into on 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 irrevocable Bank Guarantee for Rs……(Rupees……only) valid upto ……..(date)*……. as Performance Guarantee/Security Deposit/Mobilization Advance from……(name and address of contractor)…….(hereinafter called "the 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 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 hereby undertake to pay the amounts due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed as required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. …….. (Rupees …….only)
4. We, …….(indicate the name of the Bank)……..., do hereby undertake to pay the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor(s) in any suit or proceeding pending before any court or Tribunal, our liability under this Bank Guarantee bieng 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(s) 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 hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor(s) and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said Contractor(s) or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said Contractor(s) or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. We, …….(indicate the name of the Bank)…….., further agree that the Government as its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the Contractor and notwithstanding any security or other guarantee the Government may have in relation to the contractor's liabilities.

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

7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor(s).
8. We, ……. (indicate the name of the Bank)…….undertake not to 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 ……..) and unless a claim in writing is lodged with us within the date of expiry or the extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Dated the ……..

Witnesses:

1. Signature……..
   Name and address

Authorized Signatory
Name

Designation

Staff code No.

Bank Seal

2. Signature……..
   Name and address

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

**In paragraph1, 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.

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

RECEIPT OF DEPOSITION OF ORIGINAL EMD

(Receipt No. ……#……. / date ……..#……)

1. *Name of Work :* : Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.

2. *NIT No. :* 55/EE(E)/DED-41/2026-27.

3. *Estimated Cost:* Rs. 7,72,473/-
4. *Amount of Earnest Money Deposit: Rs.15,449/-*

5. *Last date & Time of submission of Bid :* 16.11.2026at 03:00PM

Name of Contractor: ……#…..

1. *Form of EMD ……#…..*
2. *Amount of Earnest Money Deposit ……#…….....*
3. *Date of submission of EMD ……#……..……*

…….

Signature, Name and Designation of EMD receiving officer (EE/AE(P)/AE/AAO) alongwith Officer stamp

** To be filled by EE inviting tender.*
 # To be filled by EMD receiving EE/AE.

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

CPWD-6 FOR e-TENDERING
GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
NOTICE INVITING TENDER

Percentage rate bids are invited on behalf of President of India invites online percentage rate bids from eligible CPWD registered contractors for the work of "Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi. "

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

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

1. The work is of Estimated Cost Rs. 7,72,473/- This estimate, however, is given merely as a rough guide.
2. Agreement shall be drawn with the successful bidders on prescribed Form No. CPWD 7 (as amended up to last date of submission of bid) which is available as a Govt. of India Publication and also available on website www.cpwd.gov.in. Bidder 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 **20 Days** from the date of start as defined in schedule 'F' or from the first date of handing over of the site, whichever is later, in accordance with the phasing, if any, indicated in the bid documents.
4. The site for the work is shall be made available.
5. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract Form can be seen on website https://etender.cpwd.gov.in or www.cpwd.gov.in free of cost.
6. After submission of the bid the contractor can re-submit revised bid any number of times but before last time and date of submission of bid as notified.
7. While submitting the revised bid, contractor can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) but before last time and date of submission of bid as notified.
8. Earnest Money in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (for balance amount as prescribed) from any of the Commercial Banks (drawn in favour of of Executive Engineer(E), ED-10, CPWD, New Delhi) shall be scanned and uploaded on the e-Tendering website along with tender document 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 the tender inviting EE in the NIT.

A part of earnest money is acceptable in the form of bank guarantee also. In such case, minimum 50% of earnest money or Rs. 20 lac, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee of any Commercial bank having validity for a period of 90 days for single bid works and 180 days for two bid system or more from the last date of receipt of bids which is to be scanned and uploaded by the intending bidders.

The earnest money given by all the tenderers except the lowest tenderer shall be refunded immediately after the expiry of stipulated bid validity period or immediately after acceptance of the successful bidder, whichever is earlier. However, in case of two/ three bid system, earnest money deposit of bidders unsuccessful during technical bid evaluation etc. should be returned within 20 Days of declaration of result of technical bid evaluation.

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

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

The bid submitted shall be opened at 03:30 PM on **16.11.2026**

8A 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.

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

(i) The bidder is found ineligible.

(ii) The bidder does not upload scanned copies of all the documents as stipulated in the bid documents.

(iii) If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of tender opening authority.

(iv) If a tenderer quote nil rates against each item in item rate tender or does not quote any percentage above or below on the total amount of the tender or any section / sub head in percentage tender, the tender shall be treated as invalid and will not be considered as the lowest tender.

11. The contractor whose tender is accepted will be required to furnish performance guarantee of (a) 5% of tendered value or Estimated cost put to tender(ECPT) (whichever is higher). (b)Where the tendered amount is less than 80% of the estimated cost put to tender(ECPT), the performance guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent(80%) of the ECPT and the tendered amount 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 includes e-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 alongwith 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

11. The description of the work is as follows:

The scope of work includes Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.

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 bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants,

water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.

12. The competent authority on behalf of 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.
13. 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.
14. 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 bidder shall be bound to perform the same at the rate quoted.
15. 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.
16. 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.
17. The bid for the works shall remain open for acceptance for a period of Thirty (30) days from the date of opening of bid.
    - **i.** If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department within 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
    - **ii.** If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department after expiry of 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
    - **iii.** In case of forfeiture of earnest money as prescribed in para (i) and (ii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.
18. This Notice Inviting Tender 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 Tender, 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 (Amended upto the last date of submission of bid)

19. 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. 011-26254861, email ID: deleeed10.cpwd@nic.in) or ERP help line No. 18001803286 or email 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.

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

CPWD-7	CPWD

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

STATE: DELHI SUB- DIVISION:
BRANCH: B&R CIRCLE: DC-IV
DIVISION: DED-41 Sub-Region: ADG (D)

Percentage Rate Tender & Contract for Work: : *Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.*

(i) To be submitted/uploaded online at www.tenderwizard.com/cpwd by 03.00 PM, on 16.11.2026

(ii) To be opened online in presence of tenderers who may be present at 03.30 PM, on 16.11.2026in the office of Executive Engineer(E), DED-41, Andrews Ganj, New Delhi.

TENDER

I/We have read and examined the Notice Inviting Tender, Schedule, A,B,C,D, E & F. Specifications applicable, Drawings & Designs, General rules and Directions, Conditions of Contract, of 2023 (GCC Maintenance Works 2023) with amendments up to the last date of submission of tenders, Clauses of Contract, Special Conditions, Schedule of Rate & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for the President of India within the time specified in Schedule "F", viz., schedule of quantities and in accordance in all respects with the specifications, designs, drawings and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause 11 of the Conditions of contract and with such materials as are provided for, by, and in respects in 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 opening of bid and not to make any modifications in its term & 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 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 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 bac

k-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 for ever. 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 cancel the agreement and to forfeit the entire amount of Performance Guarantee.

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

Dated: #..... Signature of Contractor #

Witness: # Postal Address #

Address: #

Occupation: #

To be filled in by the contractor

ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is accepted by me for an on behalf of the 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 President of India

Signature ……*……

Dated: ……* …… Designation

……*……

*To be filled in by the Engineer-in-charge

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

CPWD – 7		CPWD

PROFORMA OF SCHEDULES (MAINTENANCE WORK)

(Separate Performa for Civil, Electrical & Horticultural Works in case of Composite Tenders)
(Operative Schedules to be supplied separately to each intending tenderer)

SCHEDULE 'A'		
Schedule of quantities		Attached (Electrical Works)
SCHEDULE 'D'		
Extra schedule for specific requirements/documents for the work, if any.		**Attached as Terms and Conditions and Specifications.**
SCHEDULE 'E'		
Reference to General Conditions of contract		General Conditions of contract for Central PWD Works **2023 (GCC for Maintenance Works 2023)** as amended/modified upto last date of Submission of bid.
Name of Work :		
Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.		
(i)	Estimated cost of work :	Rs 7,72,473/-
(ii)	Earnest money	Rs. 15449/-
(iii)	Performance guarantee	(a) 5% of tendered value or Estimated cost put to tender(ECPT) (whichever is higher). (b) Where the tendered amount is less than 80% of the estimated cost put to tender(ECPT), the performance guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent(80%) of the ECPT and the tendered amount.
(iv)	Security Deposit	2.5% of Tendered Value
SCHEDULE 'F'		
General Rules & Directions :		General Conditions of contract for Central PWD Works **2023 (GCC for Maintenance Works 2023)** as amended/modified upto last date of Submission of bid.
Officer inviting tender -		**Executive Engineer (E), DED-41, CPWD, Andrews Ganj, New Delhi**
Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with Clauses 12.2 & 12.3		See Below
Definitions:		
2 (vi) Engineer-in-Charge		Executive Engineer (E), **DED-41**, CPWD, New Delhi

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

2(viii) Accepting Authority		Executive Engineer (E), **DED-41**, CPWD, New Delhi	
2(x) Percentage on cost of materials and labour to cover all overheads and profits		15%	
2(x)(b) Standard schedule of Rates		Delhi Schedule of Rates 2025 (correction issued upto last day of online receipt of tender) and Market Rate	
2(xi)Department		Central Public Works Department	
2(xvi) Extra items		Extra items are those items which are not available in the contract. a. Non-Schedule Extra Items are those items which are not available in the Standard Schedule of Rates specified in Schedule F. b. Scheduled Extra Items are those items which are available in the Standard Schedule of Rates specified in Schedule F.	
2(xvii) Completion Cost		The completion cost includes gross amount of work done, amount of extra item(s) and deviation(s) and escalation amount admissible as per agreement etc.	
9(ii) Standard CPWD Contract Form :		General Condition of Contract Maintenance Works 2023, CPWD Form 7 as modified & corrected upto previous day of the last date of submission of the tender.	
Clause 1			
(i) Time allowed or submission of Performance Guarantee alongwith requisite documents mentioned else wherein the NIT, Programme Chart (Time and Progress) and applicable Labour Licences, Registration with EPFO and ESIC or proof of applying thereof from the date of issue of letter of acceptance, and also ensure the compliance of aforesaid provisions by the sub-agencies, if any, engaged by the Bidder, in days		07 Days	
(ii) Maximum allowance extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above		03 Days	
Clause 2 Authority for fixing compensation under clause 2		Superintending Engineer Delhi Circle - 4, CPWD New Delhi	
Clause 2A Applicable clause/clause 2A		Clause 2	
Clause 5 Number of days from the date of issue of letter of acceptance for reckoning date of start		10 (Ten) days or date of handing over of site whichever is later.	
Table of Mile-stones		As per Table given below	
S. No.	**Description of Milestone (Financial)**	**Time Allowed in days (from date of start)**	**Amount to be withheld in case of non achievement of Milestone**

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

1	N.A.
Time allowed for execution of work	20 Days
Authority to decide :-	
(i) Authority to convey the decision of shifting of milestone and extension of time	**Executive Engineer (E), DED-41, CPWD, New Delhi** (Engineer in Charge or Engineer in Charge of Major Component in case of Composite Contracts, as the case may be)
(ii) Rescheduling of mile stones and extension of time	Superintending Engineer, Delhi Circle - 4, CPWD
(iii) Shifting of date of start in case of delay in handing over of site	Superintending Engineer, Delhi Circle - 4, CPWD
Applicable Clause5/Clasue5A	Clause 5
Clause 6: Computerized Measure Book (CMB)/ Electronic Measure Book(EMB) **Mode of measurement:**	a) Electronic Measure Book (EMB) but in case of any system related issue then Engineer-in-charge may allow CMB. (as per OM No. DG/SOP-2024/23 dated 25.03.2026)
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	**Rs. 4 Lakhs**
Clause 7A **Whether Clause 7A shall be applicable** No Running Account Bill shall be paid for the work till the applicable licenses, registration with EPFO, ESIC and BOCW Welfare Board, whatever applicable are submitted by the contractor to Engineer-in-charge.	Yes
Clause 10 A List of testing equipment to be provided by the contractor at site lab:	As per Site requirement
Clause 10 B (ii) Whether Clause 10 B(ii) shall be applicable	Not Applicable
Clause 10C Component of Labour expressed as percent of total value of work	Not Applicable 25%
Clause 10CC Clause 10CC to be applicable in contracts with stipulated period of completion exceeding the period shown in the next column **Applicable/ Not Applicable** Schedule of Component of materials, Labour etc. For price escalation. Component of Civil:(Except materials covered under clause 10 CA)/Electrical value of work:-	12 Months N.A. Expressed as percent of total value of work. – Xm 75%
Component of labour:-	Expressed as percent of total value of work.-Y 25 %

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

Component of P.O.L.:-	Expressed as percent of total value of work.- Z(N.A.)%
Clause 11 Specifications to be followed for execution of work	CPWD General Specifications for Electrical Works Part I Internal – 2023, CPWD General Specifications for Electrical Works Part II External – 2023. The additional specifications are to be read with above and in case of any variations; specifications given along with the tender shall apply.
Clause 12 Deviations/Variations Extent and Pricing:	
Type of work	Maintenance work(s) are those work(s) which includes upgradation, Aesthetic improvement, special repair, addition/ alteration, annual repair, Comprehensive maintenance work etc.
	The completion cost shall, in no case, exceed 1.5 times the contract amount. Contractor will devise a system to keep a watch on quantum of work taken up vis-à-vis balance items required to complete defined scope of work and will give the alerts to Engineer-in-Charge before taking up extra item(s), deviation(s) so that completion cost does not exceed above limit. Work executed beyond above limit will neither be recorded nor be paid. Engineer-in-Charge will verify and confirm the alerts before assigning deviations(s) and / or extra items(s) to the contractor. If additional work(s) is required to complete defined scope of work beyond above limit then Engineer-in-Charge may take up such work(s) separately. The contactor will not have any claim(s) whatsoever on this account.
Authority to decide Deviation :-	
(i) Upto 1.25 times of Contract Amount (With recorded reasons)	Engineer-in-charge
ii) Beyond 1.25 times of Contract Amount (With recorded reasons)	Superintending Engineer DC-4
(Corrected as per DG/CON/313 dt 17.02.2021)	
12.2 & 12.3 Deviation limit beyond which clause 12.2 & 12.3 shall apply for maintenance work	No limit (All the deviated quantities shall be paid on the agreement rates)
12.5 (i) Deviation limit beyond which clause 12.2 & 12.3 shall apply for foundation work (except items mentioned in earth work sub head in DSR and related items) (ii) Deviation limit for items mentioned in earth work sub head of DSR and related items.	No Limit
Clause 16 Competent Authority for deciding reduced Rates	Superintending Engineer Delhi Circle - 4, CPWD, New Delhi
Clause 18 List of mandatory machinery, tools & plants to be deployed by the contractor at site:	As per actually required at site and shall be arranged by the contractor.

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

Clause 25:							
Settlement of Disputes by Conciliation and Arbitration							
Conciliator				ADG(RD), CPWD, New Delhi			
Arbitrator appointing authority				Superintending Engineer, Delhi Circle -4, CPWD, New Delhi			
Place of arbitration				New Delhi			
CLAUSE 31				N.A.			
Sr. No.	**CLAUSE 32 (i): Requirement of Technical Representative(s) and Recovery Rate**						
	Minimum Qualification of Technical Representative	**Discipline**	**Designation (Principal Technical/ Technical representative)**	**Minimum experience (years)**	**Number**	**Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 32(i)**	
						Figures	**Words.**
1	N.A.						
Assistant Engineers retired from Government Service that are holding Diploma will be treated at par with Graduate Engineers. Diploma holder with minimum 10-year relevant experience with a reputed construction company can be treated at par with Graduate Engineers for the purpose of such deployment subject to 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			
Variations Permissible On Theoretical Quantities **(a)** Cement				Nil			
(b) Bitumen for all works				Nil			
c) Steel Reinforcement and structural steel (sections for each diameter, section and category)				Nil			
(d) All other materials				Nil			

Assistant Engineer (E)P
DED-41, CPWD, Andrews Ganj
New Delhi-110049

Executive Engineer (E)
DED-41, CPWD, Andrews Ganj
New Delhi-110049

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

TERMS AND CONDITIONS

1. The work shall be executed in accordance with relevant IS Codes, CEA Regulations, and statutory safety norms in force.
2. No inventory, as-built drawings, or system details shall be mandatorily provided by the department. The agency shall assess installations based on site conditions and its own inspection.
3. The audit shall be carried out without causing any disturbance to the day-to-day functioning of the sites. Work shall be planned accordingly, including night/odd hours if required, without any extra cost.
4. The Accredited Auditor shall remain physically present at site during all critical inspections, testing, and assessments
5. Delegation to unqualified personnel shall not be permitted , doing such thing shall invite disciplinary action against the agency including termination of contract and forfieture of PG
6. The audit team shall be allowed to carry out inspection only in the presence of the Accredited Auditor, and no independent activity by assistants shall be accepted.
7. The agency as well as the auditor shall possess adequate experience of similar works in government institutions. The department reserves the right to verify and inspect performance of previously executed works before award and during execution.
8. All testing instruments and tools shall be validly calibrated. Calibration certificates shall be submitted if demanded, and the same may be verified by the Engineer-in-Charge at any stage.
9. The audit shall be conducted under live conditions. Any shutdown required shall be arranged by the department; however, the agency shall plan work to minimize such requirements.
10. The agency shall ensure that no damage is caused to existing installations during testing. Any damage caused shall be rectified at the agency's risk and cost.
11. Photography/videography shall be carried out strictly after prior approval of the Engineer-in-Charge and only in permitted areas.
12. The audit shall be limited to accessible installations. No dismantling or intrusive testing shall be done without written approval.
13. The agency shall deploy qualified and technically competent manpower only, and credentials may be verified by the department at any time.
14. The audit report shall be based on actual observations and measurements. No assumptions without site verification shall be accepted.
15. The agency shall maintain strict confidentiality of all data, installations, and observations. No information shall be shared without written permission.
16. The agency shall comply with all security protocols, entry procedures, and safety requirements of the premises.
17. The department reserves the right to modify, restrict, or reschedule the audit work depending on site conditions, emergencies, or administrative requirements, without any additional financial implication.
18. The audit does not absolve the agency from responsibility of accurate assessment. Any major discrepancy found later due to negligence shall be the responsibility of the auditor
19. The agency shall submit a comprehensive report with actionable recommendations, failing which the work shall be treated as incomplete.
20. No claim for additional payment shall be entertained on account of site constraints, nonavailability of drawings, or restricted access.
21. Payment shall be released only after satisfactory completion and acceptance of the report by the department.
22. The agency will have to schedule meeting with the auditor whenever required by the department for further consultancy about the work and no extra payment will be provided.

SCOPE OF WORK

Electrical Safety Audit

1. Objective

To ensure the safety, reliability, and compliance of electrical installations and systems by:

- Identifying electrical hazards.
- Evaluating the effectiveness of the electrical system.
- Recommending safety improvements n line with national and local standards.

2. Standards & References

The audit will be conducted in accordance with:

- Indian Electricity Rules, 1956
- Central Electricity Authority (CEA) Regulations, 2010
- National Building Code (NBC)-Part 8
- IS: 732-Code of Practice for Electrical Wiring Installation
- IS: 3043- Code of Practice for Earthing
- IS: 5216-Recommendations on Safety Procedures
- IEEE Standards and applicable OEM guidelines

3. ***Scope of Assessment***

A. *Visual Inspection of Electrical Installations*

- Electrical panels (LT/HT, PCC, MCC, DBs)
- Switchgear, control gear, and switchboards
- Cable trays, terminations, and routing
- Earthing systems and earth pits
- Transformers, DG sets, UPS, battery banks
- Motors, machinery, and HVAC electrical components
- Distribution boards and circuit breakers

B. Thermographic Analysis (Thermal Imaging)

- Inspection of live electrical panels using a hight end thermal camera
- Identification of overheating components, loose connections, and unbalanced loads
- Report includes thermal images, temperature anomalies, and criticality index

C. Load and System Analysis

- Phase balancing analysis and overloading identification
- Voltage and current level checks
- Power factor assessment
- Harmonics observation
- Load profile mapping of major equipment and machinery

D. Earthing and Grounding Checks

- Resistance measurement of earth pits
- Inspection of earthing connections and bonding
- Assessment of lightning protection system (if present)

E. Compliance Assessment

- Evaluation against statutory regulations and safety standards
- Verification of:
  - Electrical warning signs and safety labels
  - Fire and shock hazard protection measures
  - PPE availability and use
  - Panel labelling and circuit identification
  - Electrical logbook and maintenance records

F. Fire Risk & Arc Flash Risk Indicators

- Visual indications of fire hazards due to electrical faults
- Observations of arc-prone zones or poordesign layouts
- Safety clearance and cable derating checks

G. Documentation Review

- Inspection records of IR testing, earth resistance, and maintenance
- Drawings/SLDs availability and accuracy
- SOPs and emergency procedures related to electrical systems

H. Audit Reporting

A comprehensive audit report will be submitted, which includes:

- Executive Summary in pdf format
- Risk Categorization (High, Medium, Low)
- Tabulated Observations with Photographs
- Thermographic Findings with Images
- Root Cause Analysis
- Code Reference Mapping
- Corrective C Preventive Recommendations
- Compliance Checklist
- Annexure: Equipment List, Photos, Drawings

4. Deliverables

- Soft copy of the Audit Report (PDF format)
- Thermal imaging visuals and observation sheet
- Recommended actions
- Online presentation of findings

5. Exclusions

- Physical inspection of concealed wiring
- Insulation Resistance (IR) Testing
- ELV Systems (CCTV, PA, LAN, etc.)
- Supply or repair of equipment

Note: All testing will be performed on full live loads

Fire Safety Audit

1. Objective

To ensure the adequacy, reliability, and compliance of fire protection and life safety systems by:

- Identifying potential fire hazards and unsafe conditions.
- Evaluating the adequacy and effectiveness of existing fire prevention, detection, and suppression systems
- Recommending improvements in accordance with applicable codes and standards.

2. Standards & References

The fire safety audit will be conducted in accordance with:

- National Building Code of India (NBC) - Part 4: Fire and Life Safety
- IS: 2189- Code of Practice for Fire Detection and Alarm Systems
- IS: 2190- Code of Practice for Selection, Installation C Maintenance of Fire Extinguishers
- IS: 3844- Code of Practice for Installation of Internal Fire Hydrants
- IS: 15105 - Performance Requirements for Fire Detection and Alarm Systems
- Relevant NFPA and NBC guidelines where applicable

3. *Scope of Assessment*

A. *Fire Prevention G Housekeeping*

- Identification of potential fire load and combustible materials
- Assessment of segregation and safe storage of flammable substances
- Evaluation of cleanliness, maintenance, and escape route obstructions
- Review of smoking control measures and use of flame producing equipment

B. Fire Detection & Alarm Systems

- Functional inspection (on random basis) of smoke detectors, heat detectors, and control panels
- Evaluation of alarm audibility, coverage, and annunciation systems
- Verification of maintenance records, battery backups, and test reports
- Assessment of manual call points and alarm zone mapping

C. Fire Suppression Systems

- Inspection of fire extinguishers (type, location, accessibility, and condition)
- Review of fire hydrant systems - pump room, jockey pumps, and fire risers
- Assessment of sprinkler systems and water spray arrangements
- Verification of water tank capacity and availability for firefighting
- Inspection of hose reels, nozzles, and accessories for readiness

D. Emergency Preparedness & Response

- Assessment of fire exit signage, emergency lighting, and exit door operability
- Evaluation of fire evacuation plans, drills, and employee training
- Availability and accessibility of emergency assembly areas
- Review of fire control room setup and coordination with local fire services

E. Passive Fire Protection

- Evaluation of fire-rated doors, partitions, and cable route sealing
- Inspection of shaft sealing, duct dampers, and fire barriers
- Verification of staircase pressurization systems (if applicable)
- Assessment of structural fire resistance and compartmentalization

F. Fire Risk Indicators & Observations

- Visual indications of fire hazards (e.g., overloaded sockets, open flames)
- Observation of improper use of extension cords or combustible materials
- Assessment of electrical fire risk factors linked to poor wiring or loose terminations
- Identification of unsafe human practices and design flaws

G. Compliance Assessment

- Verification of compliance with NBC, IS standards, and local fire regulations
- Fire NOC status (if applicable)
- Review of fire audit history and implementation of past recommendations
- Verification of statutory signage, warning notices, and escape route mapping

H. Documentation Review

- Fire drill records and emergency response plans
- Inspection and maintenance records of fire systems
- Availability and accuracy of fire system layout drawings
- SOPs for fire incidents and emergency response

I. Audit Reporting

A detailed audit report will be provided containing:

- Executive Summary in PDF format
- Risk Categorization (High, Medium, Low)
- Tabulated Observations with Photographs
- Root Cause Analysis of Key Findings
- Recommendations for Corrective C Preventive Actions
- Compliance Checklist
- Annexure: List of Equipment, Floor Plans, Fire NOC copy

4. Deliverables

- Soft copy of Fire Safety Audit Report (PDF format)
- Risk-based recommendations and priority matrix
- Online presentation of findings

5. Exclusions

- Testing of gas-based suppression systems (e.g., FM200, Novec)
- Detailed hydraulic calculation for suppression system performance
- Commissioning or repair of fire systems
- ELV or BMS system assessment
- Fire modeling or egress simulations

Assistant Engineer (E) P
DED-41, CPWD,
Andrews Ganj, New Delhi

Executive Engineer (E)
DED-41, CPWD,
Andrews Ganj, New Delhi

SCHEDULE OF WORK

N/W:- Comprehensive assessment, technical analysis, performance evaluation and efficiency enhancement of electrical and mechanical services for NAFED office building(B+G+MF+9)at Ashram Chowk, New Delhi.

S.No.	Description of Items	Qty		Rate	Unit	Amount
	SH-I Fire Safety Audit					
1	Conducting Fire Safety Audit of complete building including assessment of fire hazards, firefighting system, fire pump house, fire water storage, hydrant and sprinkler system, fire detection & alarm system, emergency power supply, portable fire extinguishers, passive fire protection, emergency exits, fire doors, fire lifts, escape routes, emergency lighting, ventilation, signages, fire safety training, mock drill records, evacuation plan and statutory compliance as per NBC-2016, National Electrical Code (NEC) and other applicable standards, identification of deficiencies and submission of comprehensive fire safety audit report with observations and recommendations etc. complete as required.	1	Job	203652.00	P/Job	203652.00
	Total of SH-I					**203652.00**
	SH-II Electrical Safety Audit					
2	Conducting Electrical Safety Audit & Power Quality Harmonic Audit of Transformer LT side/Main LT Incomer using high-end Power Quality Analyzer including measurement and analysis of voltage, current, power, power factor, frequency, energy, demand, THD, harmonics, interharmonics, voltage/current unbalance, sag/swell, transients, flicker, waveform and event logging, assessment as per IEC, evaluation of reactive power management, APFC system, transformer loading and power quality improvement, with submission of detailed audit report i/c test results, graphs, observations and recommendations etc. complete as required.	1	Job	259832.00	P/Job	259832.00

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

S.No.	Description of Items	Qty		Rate	Unit	Amount
3	Conducting Earthing Audit of complete electrical installation including physical inspection of earthing system, verification of earth pits, electrodes and conductors, measurement of earth resistance of all earth pits, earth continuity testing of electrical equipment and panels, inspection of earthing connections, joints and bonding, identification of defective/corroded earthing components, assessment of compliance with applicable electrical safety standards, and submission of detailed audit report with observations and recommendations etc. complete as required.	1	Job	49157.00	P/Job	49157.00
	Total of SH-II					**308989.00**
	SH-III Energy Audit					
4	Conducting Energy Audit as per BEE Guidelines of complete electrical and electromechanical installations including electrical distribution system, transformer and LT network, DG sets, HVAC system, lighting system, motors and pumps, power quality analysis, thermography, energy monitoring & accounting system, assessment of power factor, harmonics, transformer loading, DG performance, lighting lux levels, HVAC efficiency, motor and pump efficiency, identification of Energy Conservation Opportunities (ENCON), cost-benefit analysis, and submission of comprehensive energy audit report with test results, calculations, graphs, observations, energy saving recommendations and payback analysis etc. complete as required.	*	Job	259832.00	P/Job	259832.00
	Total of SH-III					**259832.00**
	Grand Total Amount(SH-I to SH-III)					**772473.00**

Note :- (1). The agency shall execute the work from the BOQ items only. No extra item shall be executed without the written instructions of Engineer-in Charge and will submit extra item statement within 15 days along with tax paid invoice / bill according to Clause-12.

Assistant Engineer (E) P
DED-41, CPWD,
Andrews Ganj, New Delhi

Executive Engineer (E)
DED-41, CPWD,
Andrews Ganj, New Delhi

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