

CPWD-6 FOR e-TENDERING

The Executive Engineer (E) Chandigarh, CPWD, Chandigarh on behalf of the President of India invites online Percentage Rate Bid from CPWD enlisted contractors of appropriate class in building & road category in single bid system for the following work:

RMO Electrical Services in SOI Building and SOI Residential Colony at Sector 32-A, Chandigarh (SH: Operation and Routine Maintenance of E&M Services)

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

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

- 1.1 The work is estimated to cost **Rs. 44,16,907/-**. 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.
2. Agreement shall be drawn with the successful bidders on prescribed Form No. CPWD 7/8 (or other Standard Form as mentioned) which is available as a Govt. of India Publication and also available on website www.cpwd.gov.in. Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.
3. The time allowed for carrying out the work will be **12 Months** from the date of start as defined in Schedule 'F' or from the first date of handing over of the site, whichever is later, in accordance with the phasing, if any, indicated in the bid documents.
4. The site for the work is available.
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. 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 of **Rs. 88,338/-** 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), Chandigarh Central Electrical Division, CPWD, Chandigarh** payable at **Chandigarh**) 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 of 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 earliest. However, in case of two/ three bid system, earnest money deposited 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.

The bid submitted shall be opened at **03.30 PM on 01/09/2026.**

10. The bid submitted shall become invalid and e-tender processing fee (if applicable) shall not be refunded if:
 - (i) The bidder is found ineligible.
 - (ii) The bidder does not upload scanned copies of all the documents stipulated in the bid document.
 - (iii) If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening authority.
 - (iv) If tenderer quotes nil rates against each item in item rate tender and does not quote any percentage above/ below on the total amount of 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 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 and Programme Chart (Time and Progress) within the period specified in Schedule F.

12. **The description of the work is as follows:**
RMO Electrical Services in SOI Building and SOI Residential Colony at Sector 32-A, Chandigarh (SH: Operation and Routine Maintenance of E&M Services)

Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A 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 bidder 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 to rejection.
15. The competent authority on behalf of President of India reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.
16. The contractor shall not be permitted to bid for works in the CPWD Circle (Division in case of contractors of Horticulture/Nursery category) responsible for award and execution of contracts, in which his near relative is posted 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 gazette officer in the Central Public Works Department or in the Ministry of Housing & Urban Affairs. 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 works shall remain open for acceptance for a period of **30 (thirty) days** from the date of opening of bid in case of **single bid system** and **75 (seventy five) days** from the date of opening of technical bids in case bids are invited **2 or 3 bid system**. Further
- (i) If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department within 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to the 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 Government shall without prejudice to any right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
 - (iii) In case of forfeiture of earnest money as prescribed in para (i) and (ii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.
19. This notice inviting Bid shall form a part of the contract document. The successful bidder/ contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of: -
- (a) The Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as uploaded at the time of 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. 0172-2743366, e-mail id: eecccd.chd.cpwd@nic.in) or ERP help line 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.

Assistant Engineer (Elect.)'P',
O/o EE(E), CPWD, Chandigarh.

Executive Engineer (Elect.) Chd.,
Central P.W.D., Chandigarh

ANNEXURE-A**INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING FORMING PART OF BID DOCUMENT**

The Executive Engineer (Electrical) Chandigarh, CPWD, Chandigarh (Ph. No. 0172-2747655) on behalf of the President of India invites online percentage rate bids through E-Tendering from CPWD enlisted contractors of appropriate class in building & road category in single bid system for the following work:

NIT No.	Name of work & Location	Estimated cost put to bid	Earnest Money	Period of Completion	Last date of online submission of bid, copy of receipt of deposition of original EMD and other documents as specified in bid document	Time & date of opening of Bid
42/202 6- 27/CC ED/Ch andigar h/Div	RMO Electrical Services in SOI Building and SOI Residential Colony at Sector 32-A, Chandigarh (SH: Operation and Routine Maintenance of E&M Services)	Rs. 44,16,907/-	Rs. 88,338/-	12 Months	Upto 03.00 PM on 01/09/2026	At 03.30 PM on 01/09/2026

1. ELIGIBILITY CRITERIA FOR SPECIALISED E&M WORKS

The building & road category contractor shall have to associate other agency(s) for execution of each of the work(s), which fulfils the eligibility criteria as defined after taking prior approval. The building & road contractor and the associated specialized agencies shall give required affidavit to confirm their association. Tender accepting authority may approve change of sub agency in case it is required during the currency of contract. However the building & road category contractor shall also be eligible to carry out himself any or all of these works without associating any specialized agency provided, if he fulfills the prescribed eligibility criteria respectively for these work(s).

S. No.	Specialized work(s) / item of work(s)	Estimated Cost of Sub-Head (in Rupees)	Criteria of associated agencies
i)	Operation & Maintenance of Sub-Station & DG Set	5,07,996/-	Experience of having successfully completed works during last seven years ending previous day of last date of submission of application. a) One work of financial value not less than Rs. 4.06 lacs OR b) Two works each of financial value not less than Rs. 3.05 lacs OR c) Three works each of financial value not less than Rs. 2.03 lacs Similar works means Operation & Maintenance of Sub-Station & DG Set

S. No.	Specialized work(s) / item of work(s)	Estimated Cost of Sub-Head (in Rupees)	Criteria of associated agencies
iii)	Operation & Maintenance of FFS i/c water supply system & FAS	15,13,200/-	Experience of having successfully completed works during last seven years ending previous day of last date of submission of application. a) One work of financial value not less than Rs. 12.11 lacs OR b) Two works each of financial value not less than Rs. 9.08 lacs OR c) Three works each of financial value not less than Rs. 6.05 lacs Similar works means Operation & Routine Maintenance of Fire Fighting System, Fire Alarm System
iii)	Operation of Lifts	4,22,304/-	Experience of having successfully completed works during last seven years ending previous day of last date of submission of application. a) One work of financial value not less than Rs. 3.38 lacs OR b) Two works each of financial value not less than Rs. 2.53 lacs OR c) Three works each of financial value not less than Rs. 1.69 lacs Similar works means Operation of Lifts

Note-1: The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple interest rate of 7% per annum, calculated from the date of completion to the previous day of the last date of receipt of application for tender.

Note-2: Components of work executed other than those included in definition of similar work shall be deducted while calculating cost of similar work. Bidder shall submit abstract of cost of work in support of this, if required.

Note-3: The consent and MOU for the association of agencies for above shall be submitted as per format provided in the NIT.

Note-4: The MOU for the association of agencies for above shall be submitted on Affidavit of Rs. 100/- as per CPWD Works Manual.

In addition to this the main/ associated agency has to submit 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 associated agency in CPWD in future forever.”

- The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he consider himself eligible and he is in possession of all the documents required.
- Information and Instructions for bidders posted on website shall form part of bid document.
- The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website **www.etender.cpwd.gov.in** or **www.cpwd.gov.in** free of cost.
- But the bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as Insurance Surety Bonds,

- Account Payee Demand Draft or 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 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.
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 bids he will receive the competitor bid sheets.
 9. Contractor can upload documents in the form of **JPG** format and **PDF** format.
 10. Contractor must ensure to quote rate in the prescribed column(s) meant for quoting rate in figures appears in yellow colour and the moment rate is entered, it turns sky blue.
In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as "0" (ZERO).
However, If a tenderer quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
 11. **List of documents to be scanned and uploaded within the period of bid submission:**

(i)	Insurance Surety Bonds, Demand Draft/ Account Payee Banker's Cheque/ Fixed Deposit Receipt, Bank Guarantee (for balance amount as prescribed) from any of the Commercial Banks against EMD.
(ii)	Copy of receipt for deposition of original EMD to division office of any Executive Engineer, [including NIT issuing EE] CPWD.
(iii)	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 alongwith 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.
(iv)	Enlistment order of the CPWD contractors in appropriate class in building & road category.
(v)	Copy of Registration with EPFO & ESIC or proof of applying for it with the concerned department.
(vi)	Electrical contractor licence OR undertaking that they will either obtain valid electrical licence at the time of execution of electrical work or associate contractor having valid electrical licence of appropriate class.
(vii)	Copy of ERP training certificate
(viii)	Any other document as specified in the NIT.

Assistant Engineer (Elect.)'P',
O/o EE(E), CPWD, Chandigarh.

Executive Engineer (Elect.) Chd.,
Central P.W.D., Chandigarh

**GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT**

STATE : Chandigarh (UT)
BRANCH : E & M

DIVISION : EE(E)Chd.
SUB-DIVISION : IV

Percentage Rate Tender & Contract for Works

Tender for the work of: RMO Electrical Services in SOI Building and SOI Residential Colony at Sector 32-A, Chandigarh (SH: Operation and Routine Maintenance of E&M Services)

- (i) To be uploaded by **As per Annexure 'A'** to the **Executive Engineer(E) Chandigarh, CPWD, Chandigarh.**
- (ii) To be opened in presence of tenderers who may be present at **As per Annexure 'A'** in the office of the Executive Engineer(E) Chandigarh, CPWD, Chandigarh.

TENDER

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

I/We hereby tender for the execution of the work specified for the President of India as per 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 30 (thirty) Days from the date of its opening in case of single bid system/ Seventy Five (**75**) days from the date of opening of technical bid in case tenders are invited on 2/3 bid system for specialised work and not to make any modifications 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 documents.

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 his 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 & 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 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 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.

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 authorised to communicate the same or use the information in any manner prejudicial to the safety & integrity of the state.

Dated

Witness:

Address:

Occupation:

Signature of Contractor

Postal Address

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:-

- i)
- ii)
- iii)

For & on behalf of the President of India.

Signature

Designation

Dated.....

PROFORMA OF SCHEDULES

SCHEDULE 'A'

Schedule of quantities-

As per financial Bid.

SCHEDULE 'D'

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

NIL

SCHEDULE 'E'

Reference to General Conditions of
Contract

General Conditions of contract 2023 (Maintenance
Works) for CPWD works amended up to last date of
submission of bids.

Name of Work:

**RMO Electrical Services in SOI Building and SOI
Residential Colony at Sector 32-A, Chandigarh (SH:
Operation and Routine Maintenance of E&M Services)**

Estimated Cost of work

: Rs. 44,16,907/-

(i) Earnest Money

**: Rs. 88,338/- (To be returned after receiving Performance
Guarantee)**

(ii) Performance Guarantee

**(a) 5% of tendered value or Estimated Cost Put to
Tender (ECPT) (whichever is higher).**

**(b) Where the tendered amount is less than eighty
percent (80%) of the 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.**

(iii) Security Deposit

2.50% of tendered value

SCHEDULE 'F':

General Rules & Directions:-

1. Officer Inviting Tender

Executive Engineer(E)Chd.,
CPWD, Chandigarh

Definitions:-

2(vi) Engineer-In-Charge

Executive Engineer (E)Chd.,
CPWD, Chandigarh or Successor thereof

2(viii) Accepting Authority

Executive Engineer (E)Chd.,
CPWD, Chandigarh or his successor thereof.

2(x) Percentage on cost of materials and
labour to cover all overheads
and profits

15%

2(x)(b) Standard Schedule of Rates

DSR-2025 (E&M works) with upto date correction slips, prevailing labour rates and market rates upto the previous day of last date of submission of bids

2(xi) Department

Central Public Works Department

9(ii) Standard CPWD Contract Form

GCC 2023 (Maintenance Work) and CPWD Form 7/8 as amended/ modified up to the last date of submission of bids

Clause-1 :

- (i) Time allowed for submission of performance guarantee, programme chart (Time and Progress) and applicable labour licences, registration with EPFO, ESIC and BOCW Welfare Board or proof of applying there of from the date of issue of letter of acceptance. **07 days**

- (ii) Maximum allowable extension with late fee @0.1% per day of the performance guarantee amount beyond the period provided in (i) above **07 days**

Clause-2 :

Authority for fixing compensation under Clause 2

SE(Chd.), CPWD, Chandigarh or his successor thereof.

Clause-5:

Number of days from the date of issue of letter of acceptance for reckoning date of start

14 days

Mile Stone

S. NO.	DESCRIPTION OF MILESTONE (PHYSICAL)	TIME ALLOWED IN DAYS (FROM THE DATE OF START)	AMOUNT TO BE WITH-HELD IN CASE OF NON-ACHIEVEMENT OF MILESTONE.
----- NA -----			

Time allowed for execution of work

12 Months

Authority to decide

- i. Authority to convey the decision of shifting of milestone and extension of time Executive Engineer(E)-Chandigarh, CPWD, Chandigarh or his successor thereof.
- ii. Authority to decide rescheduling of Milestone and extension of time. Superintending Engineer-Chandigarh, CPWD, Chandigarh
- iii. Shifting of date of start in case of delay in handing over of site. Superintending Engineer-Chandigarh, CPWD, Chandigarh

Schedule of handing over of site:-

Part	Portion of site	Description	Time period for handing over reckoned from date of issue of letter of intent
Part A	Portion without any hindrance	100%	From date of start.
Part B	Portions with encumbrances	NIL	NIL
Part C	Portions dependent on work of other agencies	NIL	NIL

Clause-5:-

Applicable clause 5/ clause 5A:

Clause 5

Clause-6:-Computerised Measurement Book (CMB)/

Electronic Measurement Book (EMB):

Mode of Measurement: CMB/ EMB

EMB

Clause-7: Gross work to be done together with net payment / adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment

Rs. 04.00 Lakh or as decided by Engineer-in-charge

Clause-7A:-

Whether clause 7A applicable

Yes, **Applicable****Clause-10A:-**

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

NIL

Clause-10-B (II).

Whether clause 10-B (ii) shall be applicable

Not Applicable**Clause-10C:-**

Component of labour expressed as percent of value of work

Applicable (Labour coefficient 90%)

Clause-11:- Specifications to be followed for execution of work

Specifications to be followed CPWD General specifications for electrical works Part-IV (Sub station) and Part-VII (DG Sets), CPWD General specifications for electrical works Part-I (Internal) & CPWD General specifications for electrical works Part-II (External), Part-V (Wet Riser & Sprinkler System), Part-VI (Fire Alarm System) and CPWD Specification for Lift, CPWD Specification for HVAC, amended upto date & other terms & condition enclosed.

Clause-12:

12.2 (c) Deviation limit beyond which clauses

No Limit

12.2(c) shall apply for building work

12.4 (i) Deviation limit beyond which clauses
12.2(c) shall apply for foundation work
(except items mentioned in earth work
subhead in DSR and related items) No Limit

(ii) Deviation limit for items mentioned in
earth work subhead in DSR and related items) No Limit

Type of Work:

Maintenance Work

Clause-16:-Competent Authority for
reduced rates.

SE (Chd.), CPWD, Chandigarh deciding
or his successor thereof.

Clause 18:-List of mandatory machinery, tools &
Plants to be deployed by the contractor at site

As required for timely execution of
work

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

Executive Engineer(E)-Chandigarh,
CPWD, Chandigarh or his
successor thereof

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

Executive Engineer(E)-Chandigarh,
CPWD, Chandigarh or his
successor thereof

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

Executive Engineer(E)-Chandigarh,
CPWD, Chandigarh or his
successor thereof

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

Executive Engineer(E)-Chandigarh,
CPWD, Chandigarh or his
successor thereof

Clause-25:

(i) Conciliator	:	SDG (Chandigarh)
(ii) Arbitrator Appointing Authority	:	SE-Chandigarh or his successor thereof
(iii) Place of Arbitration	:	CHANDIGARH / ONLINE/ OFFLINE

Clause 32 Requirement of Technical Representative (S) and 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
1.	Graduate Engineer or Diploma Engineer	Elect.	Project Manager cum Planning/ Quality/ Site/ Billing Engineer	2Years or 5Years	1 No.	Rs. 15000/- Per Month Per Person	Rs. 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 holder should not exceed 50% of requirement of degree engineer

Receipt of deposition of original EMD

(Receipt No. _____ date _____)

-
- | | | | |
|----|---------------------------------|---|---|
| 1. | Name of work | - | RMO Electrical Services in SOI Building and SOI Residential Colony at Sector 32-A, Chandigarh (SH: Operation and Routine Maintenance of E&M Services) |
| 2. | NIT No. | - | 42/2026-27/CCED/Chandigarh/Div |
| 3. | Estimated cost | - | Rs. 44,16,907/- |
| 4. | Amount of Earnest Money Deposit | - | Rs. 88,338/- |
| 5. | Last date of submission of bid | - | 01/09/2026 upto 03.00 PM |
-

- | | | | |
|----|---------------------------------|---|-------|
| 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 (EE/ AE(P)/ AE/ AAO)
alongwith office stamp**

SCHEDULE OF WORK

Name of work: RMO Electrical Services in SOI Building and SOI Residential Colony at Sector 32-A, Chandigarh (SH: Operation and Routine Maintenance of E&M Services)

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
	Sub-Head - I (RMO EI & Fans and Compound Light/ Security Light)					
1	Providing services for general Maintenance, up-keeping, attending day to day electrical complaints and rectification/cleaning of all electrical installations comprises of internal electrical, external electrical, distribution board, main board and all type of light fixtures, gate light, lawn/compound light, security light, Ceiling fan, exhaust fan, fresh air fan and pump set at sites at Chandigarh in general shift on all days excluding Sunday & Holidays etc. complete as reqd. and as per terms and conditions and details of staff.					
a)	Electrician cum Wireman 1 No. for SOI Building & 1 No. for SOI Colony	2 Nos. for 12 Months	36427.00	Each Per Month	874248.00	MR
a)	Khallasi/ Helper 1 No. for SOI Building & 1 No. for SOI Colony	2 Nos. for 12 Months	31381.00	Each Per Month	753144.00	MR
	(Supplying of material for day to day complaints)					
1	Supply of following items as and when required by Engineer in charge of work.					
a)	1.5 sq. mm FRLS/ HFFR PVC insulated copper conductor cable ISI marked	100 Mtr.	23.00	Per Mtr.	2300.00	MR
b)	4 sq. mm FRLS/ HFFR PVC insulated copper conductor cable ISI marked	100 Mtr.	54.00	Per Mtr.	5400.00	MR
c)	Modular GI box for 3 module	10 Nos.	53.00	Each	530.00	MR
d)	Modular GI box for 4 module	10 Nos.	61.00	Each	610.00	MR

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
e)	Modular GI box for 6 module	10 Nos.	95.00	Each	950.00	MR
f)	Modular GI box for 8 module	10 Nos.	115.00	Each	1150.00	MR
g)	S.P. 5/6, one way Modular Switch	30 Nos.	44.00	Each	1320.00	MR
h)	S.P. 15/16, one way Modular Switch	20 Nos.	95.00	Each	1900.00	MR
i)	3 pin 5/6 A Modular Socket outlet	30 Nos.	81.00	Each	2430.00	MR
j)	6 pin 15/16 A Modular Socket outlet	20 Nos.	135.00	Each	2700.00	MR
k)	Modular bell push	10 Nos.	79.00	Each	790.00	MR
l)	Modular base and cover plate for 3 module	10 Nos.	72.00	Each	720.00	MR
m)	Modular base and cover plate for 4 module	10 Nos.	78.00	Each	780.00	MR
n)	Modular base and cover plate for 6 module	10 Nos.	101.00	Each	1010.00	MR
o)	Modular base and cover plate for 8 module	10 Nos.	129.00	Each	1290.00	MR
p)	S.P. 5/6 , one way switch, Piano type	100 Nos.	13.00	Each	1300.00	MR
q)	S.P. 15/16 , one way switch, Piano type	50 Nos.	61.00	Each	3050.00	MR
r)	3 pin 5/6 A Socket outlet, Piano type	50 Nos.	29.00	Each	1450.00	MR
s)	6 pin 15/16 A & 5/6 A Socket outlet, Piano type	50 Nos.	77.00	Each	3850.00	MR
t)	Call bell/buzzer, single phase	20 Nos.	56.00	Each	1120.00	MR
u)	Bell Push, piano type	20 Nos.	24.00	Each	480.00	MR
v)	Astronomical time switch suitable for 3 output (1 output per phase) and suitable for three phase supply	2 Nos.	9877.00	Each	19754.00	MR
w)	6 A to 32 A, rating , SP MCB , 'C' curve , 10 KA breaking capacity	30 Nos.	173.00	Each	5190.00	MR
x)	6 A to 32 A, rating , DP MCB , 'C' curve , 10 KA breaking capacity	10 Nos.	560.00	Each	5600.00	MR
y)	6 A to 32 A, rating , TP MCB , 'C' curve , 10 KA breaking capacity	4 Nos.	899.00	Each	3596.00	MR
z)	6 A to 32 A, rating , TPN MCB , 'C' curve , 10 KA breaking capacity	4 Nos.	1113.00	Each	4452.00	MR
aa)	4 pole MCCB , 100 A, 30kA lcs=100% lcu and Operational Voltage 690V	2 Nos.	7204.00	Each	14408.00	MR
ab)	Stepped type Modular Fan regulator (2 Module)	10 Nos.	282.00	Each	2820.00	MR

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
ac)	2.5 mfd capacitor	100 Nos.	36.00	Each	3600.00	MR
ad)	Stepped type piano fan regulator 2 Module)	30 Nos.	215.00	Each	6450.00	MR
2	Supplying of following size fresh air fan with louver & shutters etc. complete as required.					
a)	250mm sweep (Plastic body)	5 Nos.	1397.00	Each	6985.00	MR
3	Supplying of following size ventilation exhaust fan with double ball bearing (metal body) with louver & shutters etc. complete as required					
a)	300mm sweep (Metal body)	10 Nos.	2123.00	Each	21230.00	MR
4	Supplying of following size ventilation exhaust fan with double ball bearing (metal body) with louver & shutters etc. complete as required					
a)	230 mm sweep (Metal body)	10 Nos.	1306.00	Each	13060.00	MR
5	Supplying, of LED surface mounted Bulkhead light of Powder coated die cast /Extruded aluminium Body material and construction as per IS: 10322 with driver as per the requirement (<700ma) with Driver efficiency >85%, Operating voltage AC 140-270 Volt, freq 50/60 hz, Operating temp range 0 deg to 45 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection, THD <10%, P.F.20.95, IP65/66, CRI >80, life time (LED, Driver & electrical circuitary), life time of minimum 50000 Burning Hours with, 70% of initial Lumen maintained till life ends, CCT 3000°K/4000°K /5700°K /6000°K/6500°K (As per ANSI Bin), SDCM(Standard Deviation Color Matching) <5. Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade mark certificate (TC)					MR

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
	Manufactures Word Mark/ Nam Engraved/Embossing/ Screen printing on housing. complete in all respect with Minimum 5 year OEM warranty. System lumen efficacy ≥ 105 <120lm/Watt output. LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement (Thermal management heat sink of aluminium housing such that LED junction temperature shall not rise above 90°C)					
a)	10 watt	20 Nos.	1086.00	Each	21720.00	
6	Supply of ceiling fan with Brush Less Direct Current (BLDC) Motor, class of insulation: B, 3 nos. metal (Aluminum alloy) blades, 30 cm long down rod, 2 nos. canopies, shackle kit, safety rope, copper winding, steel/Al body Power Factor not less than 0.9, Service Value (CM/M/W) minimum as below, 350 RPM (tolerance as per IS : 374-2019), THD (Total Harmonic Distortion) less than 10%, suitable for operation with regulator for speed control and all remaining accessories including safety pin, nut bolts, washers, temperature rise=75 degree C (max.), insulation resistance more than 2 mega ohm, suitable for 230 V, 50 Hz, single phase AC Ceiling Fan compliant to IS 374:2019 fan Supply, earthing etc. complete as req					
a)	1200mm, service value ≥ 6.0 CM/Min/ Watt, air delivery 210 CM/Min (Minimum)	20 Nos.	2248.00	Each	44960.00	MR

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
	LED Panel light 2x2 ft. (System lumen efficacy ≥ 120 <135 lm/Watt)					
7	Supplying of Panel light 2x2 ft., of following body material and construction as per IS : 10322 with driver as per the requirement with Driver efficiency >85%, Operating voltage AC 140-270 Volt, freq 50/60 hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection, THD < 10% , P. F. ≥ 0.95 , IP20, CRI >80, UGR (Unified Glare Rating) < 19, Flicker free, (flicker should be below 5 %), life time (LED,Driver & electrical circuitary), of minimum 50000 Burning Hours with, 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6000°K / 6500°K (As per ANSI Bin), SDCM(Standard Deviation Color Matching) <3					
	Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade mark certificate (T.C.). Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing. complete in all respect with Minimum 5 year OEM warranty. System lumen efficacy ≥ 120 <135 lm/Watt output. LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of					

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
	aluminium housing such that LED junction temperature shall not rise above 90°C).					
	Powder coated CRCA Sheet Body (Thickness ≥ 0.50 mm)					
a)	36 watt	20 Nos.	1819.00	Each	36380.00	MR
	LED Down lighter (SMD Type) (System lumen efficacy $\geq 105 < 120$ lm/Watt)					
8	Supplying of LED Recessed/ surface Down lighter (Round/ square/ Rectangular) SMD type of following body material with PMMA and prismatic diffuser and construction as per IS : 10322 with driver as per the requirement with Driver efficiency $>85\%$, Operating voltage AC 140-270 Volt, frequency 50/60 hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection ,THD $< 10\%$, P. F. ≥ 0.95 , IP20, CRI >80 , UGR (Unified Glare Rating) < 19 , Flicker free (flicker should be below 5%), life time (LED,Driver & electrical circuitary), of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends , CCT 3000°K / 4000°K / 5700°K / 6000°K / 6500°K (As per ANSI Bin), SDCM (Standard Deviation Color Matching) <3 ,					

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
	Maximum power consumption should not more than the specified rating and Fixture shall be confirming to relevant BIS standards and trade mark certificate (T.C.). Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing Complete in all respect with Minimum 5 year OEM warranty. System lumen efficacy ≥ 105 and < 120 lm/Watt output . LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement.					
	(Thermal management: heat sink of aluminum housing such that LED junction temperature shall not rise above 90°C) Powder coated die cast /Extruded aluminum Body including trim					
a)	8-10 watt	30 Nos.	337.00	Each	10110.00	MR
b)	12 -15 watt	30 Nos.	422.00	Each	12660.00	MR
	LED Batten light (System lumen efficacy ≥ 105 < 120 lm/Watt)					
9	Supplying of LED surface mounted Batten light of following body material and construction as per IS : 10322 with driver (Replaceable) as per the requirement with Driver efficiency $> 85\%$,Operating voltage AC 140-270 Volt, freq 50/60 hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection ,THD $< 10\%$, P. F. ≥ 0.95 , IP20, CRI > 80 , Flicker free, (flicker should be below 5 %), life time (LED,Driver & electrical circuitary), of minimum 50000 Burning					

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
	Hours with , 70% of initial Lumen maintained till life ends, CCT 3000°K / 4000°K / 5700°K /6000°K/6500°K (As per ANSI Bin), SDCM(Standard Deviation Color Matching) <3,					
	Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade mark certificate (T.C.). Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing. complete in all respect with Minimum 5 year OEM warranty. System lumen efficacy ≥ 105 <120 lm/Watt output . LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminum housing such that LED junction temperature shall not rise above 90°C).					
	Powder coated die cast / Extruded aluminium Body (Thickness ≥ 1.20 mm)					
a)	18- 22 watt	150 Nos.	391.00	Each	58650.00	MR
b)	24-26 watt	30 Nos.	401.00	Each	12030.00	MR

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
10	Supplying of LED linear batten light of 2 ft. length, Polycarbonate housing and Operating voltage AC 140-270 Volt, freq 50/60 hz, internal surge protection of 2.5 KV with Short & Open circuit protection, THD < 10% , P.F.≥0.90, IP20, CRI >80, , life time (LED,Driver & electrical circuitary), life time of minimum 15000 Burning Hours with, 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6000°K / 6500°K (As per ANSI Bin), SDCM(Standard Deviation Color Matching) <5,Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade markcertificate (T.C.).					
	Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing. complete in all respect with Minimum 5 year OEM warranty. System lumen efficacy ≥100 lm/Watt output. LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement.					
a)	10 Watt	20 Nos.	117.00	Each	2340.00	MR

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
11	Supplying of LED Lamp having E-27/ B-22 holder, Operating voltage AC 220-240 Volt, freq 50 hz, P.F.≥0.90, CRI ≥80, life time (LED,Driver & electrical circuitary), of minimum 15000 Burning Hours with , CCT 3000°K / 4000°K / 5700°K /6000°K/6500°K (As per ANSI Bin), Maximum power System lumen efficacy ≥100 <110 lm/Watt output . Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement					
a)	30 watt	10 Nos.	489.00	Each	4890.00	MR
	Total of SH-I				1973407.00	
	Sub-Head - II (Operation of Sub-Station & DG Set)					
1	Providing service for operation & routine maintenance of Sub-Station & DG Set installed at site Chandigarh and comprising of related accessories in general shift on all days excluding Sunday & Holidays etc. i/c maintaining the log book as per Scope of work and terms and conditions and details of staff complete as reqd.					
a)	Wireman cum Operator	1 No. for 12 Months	36427.00	Each Per Month	437124.00	MR
2	Providing B check servicing of the following make & capacity Diesel Engine installed at site by providing following material as per OEM standards i/c service charges to be done by OEM/ Authorised Service Agent of Diesel Engine i/c testing of Diesel Engine after B Check service in presence of Engineer-in-Charge or his representative and providing service reports etc. complete as required.					

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
a)	85 HP Diesel Engine of fire pump Engine (Make - Kirloskar Engine Model : 4R1040T, Engine No.: 4H.2709.16/2320048 RB-66P engine)					
	i) Fuel Filter Element Pre. -1 No.					
	ii) Fuel Filter Element Mic -1 No.					
	iii) Lube Oil Filter Assly.- 1.1 Ltr					
	iv) K-Oil 20 Ltr					
	v) Coolant 10 Ltr	1 Job	12335.00	Job	12335.00	MR
3	Providing B check servicing of the following make & capacity DG Set installed at site by providing following material as per OEM standards i/c service charges to be done by OEM/ Authorised Service Agent of DG Set i/c testing of DG Set after B Check service in presence of Engineer-in-Charge or his representative and providing service reports etc. complete as required.					
i)	320KVA DG Set (Make - Cummins Inc.) with AMF panel					
	Foil sealed test strips CC2602B - 1 No.					
	Element, Filter - 1 No.					
	Valvoline premium blue 7800 Plus 1/20 Ltr. - 1 No.					
	Valvoline premium blue 7800 plus 1/10 Ltr. - 1 No.					
	Valvoline premium blue 7800 Plus 4.5 Ltr. - 1 No.					
	Oil Extract Bag - 6 Nos.					
	Filter, Fuel - 1 No.					
	Element, Air Filter - 1 No.					
	Element, Lub Oil Filter - 1 No.					
	Filter, Fuel - 1 No.					
	Cleaning Cloth - 1 No.					
	Inhibitor, Corrosion 5 Liters - 1 No.	1 Job	58537.00	Job	58537.00	MR
	Total of SH-II				507996.00	

S.No.	Description	Qty	Rate	Unit	Amount	Remarks
	Sub-Head - III (Operation of FFS i/c water supply system & FAS)					
1	Providing Services for Operation and Routine Maintenance of fire fighting system (wet riser system), fire alarm system i/c drinking water pump sets, dewatering pump sets & allied equipment (round the clock, all days in a week excluding Sundays & Holidays) installed at site at Chandigarh complete i/c operation & routine maintenance of Sub-Station & DG Set as & when required as per terms & conditions and scope of work etc. as required.					
a)	Operator cum Mechanic	3 Nos. for 12 Months	36427.00	Each Per Month	1311372.00	MR
	Reliever for above services					
1	Providing services of reliever for 3 nos. skilled staff Operation & Maintenance of Fire Fighting, Fire Alarm, Sub-station, DG Set etc. on sunday & holiday and weekly off of Electrician/ wireman/operator etc. as reqd.	1 No. for 12 Months	16819.00	Each Per Month	201828.00	MR
	Total of SH-III				1513200.00	
	Sub-Head - IV (Operation of Lifts)					
1	Providing services for operation of existing lifts installed at sites at Chandigarh complete with upkeeping, watch and ward i/c cleaning of lift car, machine room, lift pits etc. in General shift on all working days except Sunday & Holidays as per terms and conditions & scope of work etc. as required					
a)	Lift Attendant	1 No. for 12 Months	35192.00	Each Per Month	422304.00	MR
	Total of SH-IV				422304.00	

S.No.	Description	Qty	Rate	Unit	Amount	Remarks

ABSTRACT OF COST

Sub-Head - I (RMO EI & Fans and Compound Light/ Security Light)	1973407.00
Sub-Head - II (Operation of Sub-Station & DG Set)	507996.00
Sub-Head - III (Operation of FFS i/c water supply system & FAS)	1513200.00
Sub-Head - IV (Operation of Lifts)	422304.00
Total	<u>4416907.00</u>

Assistant Engineer (Elect.)'P',
O/o EE(E), CPWD, Chandigarh.

Executive Engineer (Elect.) Chd.,
Central P.W.D., Chandigarh

Name of Work – RMO Electrical Services in SOI Building and SOI Residential Colony at Sector 32-A, Chandigarh (SH: Operation and Routine Maintenance of E&M Services)

A) General Conditions:

1. The persons engaged for the work shall be qualified as per relevant trade rules and also as per CPWD specification & Indian Electricity Rules 1956 amended up to date.
2. The contractor shall be fully responsible for character and credentials and safety of the staff deployed by them at site. The staff deployed shall only be the liability of the contractor. No claim for continuation in service shall be entertained after expiry of contract period.
3. The contractor shall keep required staff for maintenance & operation as per qualification and experience.
4. The contractor shall provide all necessary tools and plants to his workmen.
5. Cleaning & Sweeping of electrical installations/ lifts/ DG Set/ Sub-Station & Enquiry Office etc. shall be included in scope of work of contractor nothing extra shall be paid on this account.
6. **The scope of the work includes supply of all sundry material such as cotton waste, grease, duster, soap, fuse wire.**
 - a. **HSD required for carrying out the operation and maintenance services will be supplied at site by the department.**
7. All dismantled materials shall be returned to the department.
8. The contractor shall assess the requirement of materials for preventive maintenance & break downs and intimate the Engineer-in-Charge of the work well in advance for taking procurement action by the department, if the material is not in the scope of work/ got approved from the Engineer-in-Charge under the scope of work.
9. Log books, periodic inspection books & history books shall be supplied and maintained by the contractor as per Performa decided by Engineer-in-Charge & same shall be submitted along with running final payment. Cost of log book/ registers shall be borne by the firm.
10. The contractor has to arrange maintenance works of substation through competent staff having valid H.T. license, contractor has to attend all kinds of breakdown complaints of sub-station within scope of work.
11. All the special T&P required for carry out the testing shall be arranged by the contractor as and when required for which nothing extra shall be paid.
12. The staff deployed by contractor shall carryout preventive maintenance of all installations as per CPWD specifications and shall submit the report is attached Performa along with each bill.
13. The contractor shall arrange to render efficient services as outlined above. However incase he fails to maintain the services to the satisfaction of the Engineer-in-Charge and the department has to incur any expenditure to maintain the installations by alternative arrangement the expenditure thus incurred will be recovered from the contractor, for which Engineer-in-Charge decision shall be final.
14. The contractor and/ or his representative / labour should not remove/ disturb/ dislocate the existing equipments and its parts from its positions until and unless it is authorized by the Engineer-in-Charge. The entire installations should be intact at any time of inspections and as handed over to him at the time of initial taking over of its maintenance and operation. Care should also be taken not to damage the installation by improper handling etc. The contractor shall be responsible for any damage or theft and shall have to make good to its original shape and description as and when damage/ theft etc. is noticed or taken place.
15. The monthly report detailing the nature of the servicing carried out, the defects observed shall be supplied to the Engineer-in-Charge by the 10th of the following month.
16. In case any accidents during the Operation/ Maintenance of the equipment leading to injuries/ damages to human beings/ equipments and/ or loss of life, the contractor shall be fully responsible for setting all claims and indemnify the department against any claim arising out of such accidents.

17. Water and electricity for operation/ maintenance of installations will be arranged by the department free of cost.
18. This contract can be terminated any day by the Engineer-in-Charge without assigning any reasons by giving a notice period of 30 days at any time during the period of contract. No claim for any compensation will however be entertained due to such termination prior to the expiry of this contract.
19. The contractor will have to continue the maintenance further period after the expiry of this contract at the same rates/ amounts and conditions of this contract if asked for.
20. This is purely service contract and the persons employed by the contractor are his own employees and they will have no claim for right of employment in the department.
21. This contract includes the maintenance of all batteries with necessary material i.e. distilled water, petroleum jelly, acid, terminal lead, poles etc. i/c periodic cleaning for which nothing extra shall be paid.
22. Planned shutdown shall be taken up for the preventive maintenance for the electrical systems in consultations with the CPWD Engineers.
23. The quoted rates shall be inclusive of all taxes and GST. The department will pay nothing extra on this account.
24. The inventory of the installation shall be handed over to the firm, however any deviation as per actual inventory for which he will be responsible for proper operation and maintenance. However if any theft or loss take place, the same shall be intimated to the department immediately. Decision regarding recovery of loss shall be taken by the department and shall be accepted by the firm.
25. The firm will promptly attend the complaints and call back same day positively.
26. The firm has to make arrangement for receiving the complaints and to attend the same within same day positively in respect of Fire engine. In case complaint is kept pending for the next day without any valid reasons a recovery @200/- per day shall be made.
27. B-check and Maintenance of DG Set & Diesel Fire Engine shall be done by their respective OEM/ Authorized Service Agent. **In case contractor not execute the item of B-Check of Diesel Engine & DG Set, an amount @double of quoted rates of these items shall be recovered from the RA/ Final bill.**
28. The following minimum staff shall be provided for Maintenance of Elect. & Mech. Installation. Contractor may have to deploy more staff at site for any specific work for which nothing extra shall be paid.

S.No.	Staff	Internal EI		Sub-Station & DG Set		FA/ F.F. System, Pumps		Lift		Remarks
		Each Shift	Total	Each Shift	Total	Each Shift	Total	Each Shift	Total	
1	Electrician cum Wireman	2 Nos. (in general shift)	2 Nos.	-	-	-	-	-	-	In addition to this, maintenance of EI & Fans Services in Defence Audit Colony, SIB Colony, Sec 32, Chd. shall also be carried out by the staff deployed at SOI Colony by the contractor (if required)
2	Khallasi/ Helper	2 Nos. (in general shift)	2 Nos.	-	-	-	-	-	-	

S.No.	Staff	Internal EI		Sub-Station & DG Set		FA/ F.F. System, Pumps		Lift		Remarks
3	Wireman cum Operator			1 No. (in general shift)	1 No.					In addition to this, maintenance of EI & Fans Services shall also done (if required)
4	Wireman cum Operator	-	-	-	-	3 Nos. (1 No. in each shift) (round the clock)	3 Nos.	-	-	In addition to this, Operation of S/Stn. & DG Set Services shall also done (if required)
5	Lift Attendant	-	-	-	-	-	-	1 No. (in general shift)	1 No.	
6	Reliever for 3 nos. skilled staff Operation & Maintenance of Fire Fighting, Fire Alarm, Sub-station, DG Set etc. on sunday & holiday and weekly off of Electrician/ wireman/ operator									

29. In the said NIT, Profit @7.5% has been considered for labour & supply of material component and OH & Profit @15% for rest of the items.
30. Contractor shall have to maintain Biometric attendance machine for attendance proof. If biometric attendance machine is not working, contractor shall intimate to Engineer-in-charge and attendance register for that period of his staff at site of work and same have to be verified by JE(E)/AE(E) in-charge of the work
31. Recovery for below target satisfaction and delay in attending complaint shall be as applicable for minor/ major work.
32. (i) Emergency complaint shall be attended in 03 hours otherwise recovery shall be made @Rs. 100/-per hour on commutative basis.
33. (ii) Minor complaint shall be attended in 03 days (preferably on same day) otherwise recovery shall be made @Rs. 200/- per day per complaint.
34. (iii) Major complaint shall be attended within 10 days otherwise recovery shall be made @Rs. 500/- per day per complaint.
35. The contractor has to do mandatorily fire drill for both fire alarm and fire fighting system in the presence of authorized representative of client department/ JE(E)/AE(E) incharge fortnightly preferably on Saturday/ Sunday, failing which recovery @Rs. 5000/- per default shall be made from his bill.
36. The servicing and comprehensive maintenance of DG Set, Diesel Engine, etc. shall be done through OEM/ Authorized service agent of respective DG Set, Diesel Engine, etc. for which documentary evidence including MOU with the valid date shall be produced by lowest bidder before taking over the maintenance OR an undertaking from the OEM/ Authorized service agent of respective DG Set, Diesel Engine etc. that “they have taken over the said installation for comprehensive maintenance w.e.f. to (date shall be mentioned) as per agreement terms & conditions”. The above document shall be submitted alongwith performance guarantee, failing which it shall be treated as that no servicing/ comprehensive maintenance is being carried out for which no payment for that period shall be made. If during that period, any defects occurs in the DG Set, Diesel Engine, etc., it is the sole responsibility of the firm to rectified the same at his own cost, for which nothing extra shall be paid on this account

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TERMS AND CONDITIONS (SERVICES OF ELECTRICIAN CUM WIREMAN/OPERATOR)

1. The work shall be carried out as per the direction of Engineer-in-charge.
2. Any loss to the Govt. property/building due to negligence of the wireman/operator shall be borne by the contractor.
3. **Payment to the wireman/operator engaged by the contractor shall be made through e-payment by the contractor. The contractor have to pay salary towards employee on monthly basis upto 7th day of each month and ESI & EPF contribution of every month upto 15th day of following month and submit the documentary proof/ receipt to Engineer-in-charge for payment of the bill. If contractor fails to pay the salary upto 7th day of every month, then recovery shall be imposed @Rs. 100/- per day per employee (for maximum of 15 days per month for delayed payment). No running account bill shall be paid / entertained without submitting the above documents.**
4. **The contractor is bound to pay the minimum wages to the staff deployed issued by Deputy Commissioner, Chandigarh vide Order No. DC/DN/2026/2428 dated 12/05/2026 & minimum wages further amended/ increased from time to time by Deputy Commissioner, Chandigarh in compliance/ continuation to Order No. DC/DN/2026/2428 dated 12/05/2026. Also, bound to extend facility of applicable ESI, EPF etc. to the staff deployed as per prevailing labour bye laws.**
5. **Contractor has to submit the Identity details of skilled staff/unskilled staff with qualification, ESIC /EPF Number and Bank details before start of work.**
6. **Payment will be made to contractor on quarterly basis as per budget available. However, contractor has to make payment on monthly basis to the deputed staff as per labour laws through e-payment only.**
7. In case wireman/operator absents from duty, a suitable replacement shall be provided by the contractor, failing which the recovery @ 2200/- per day per wireman /operator shall be made from the bill.
8. Wireman/ Operator should have passed ITI or equivalent qualification in trade and should possess valid wireman license / electrical wireman permit / electrician license or any other equivalent certificate with at least three years' experience.
9. General supervision and guidance to the work of electrical including carrying out complicated maintenance works on HT and LT Electrical installations.
10. Wiring and maintenance of important installations like Electric Motor, Lift etc. with wiring diagrams and instructions supplied he should install, maintain and test wiring in lift installations also where required.
11. Installation, repairs, maintenance and testing of ceiling, tables and exhaust fans and heaters, give must first aid (Resuscitation)at site where necessary.
12. Persons engaged in maintenance work should be competent for the type of work involved and should possess necessary license.
13. Safety procedure as indicated in Appendix E to the General Specifications for Electrical works (Part-I – Internal 2023) should be duly followed.
14. It is necessary that those responsible for the site maintenance should have a clear knowledge about the distribution system.
15. The number of items to be maintained in a building/ residence may be many like fittings, fans, DBs, earth sets etc. In order to achieve compliance to the prescribed periodicities for the various numbers to carry out the respective activities in sub periods, in a cycling (sequential) order. For example if DB's are to be checked every month and there are 50 DB's in a building these may be checked at the rate of 2 or 3 DB's every days in a sequential order (programmed in advanced) so that all DBs are checked in a month.

16. Maintenance activities carried out as per this schedule should be noted in the maintenance register. When tests are carried out, the test results should be recorded with appropriate identification references.
17. Inspection of electrical installation is intended primarily from fire safety considerations.
18. The department shall have liberty to foreclose the contract at any time, if performance of the wireman/operator is found unsatisfactory in the opinion of controlling officer and performance guarantee shall be forfeited.
19. The rates of the contractor shall be inclusive of all taxes and GST. Nothing extra shall be paid on any account.
20. If wireman/operator deployed by the contractor files any case in any court / consultative office / labour court or any other legal authority etc. at Chandigarh or anywhere else in India at any time under this contract, then Department shall not be made party in that case in any way by the employee of the contractor. This fact should be clearly and legally brought to the notice of wireman/operator deployed by the contractor and contractor should be fully responsible for all the consequences arises in this matter.

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TERMS AND CONDITIONS (SERVICES OF LIFT ATTENDENT)

1. The work shall be carried out as per the direction of Engineer-in-charge.
2. Any loss to the Govt. property/building due to negligence of the lift attendant shall be borne by the contractor.
3. **Payment to the wireman/operator engaged by the contractor shall be made through e-payment by the contractor. The contractor have to pay salary towards employee on monthly basis upto 7th day of each month and ESI & EPF contribution of every month upto 15th day of following month and submit the documentary proof/ receipt to Engineer-in-charge for payment of the bill. If contractor fails to pay the salary upto 7th day of every month, then recovery shall be imposed @Rs. 100/- per day per employee (for maximum of 15 days per month for delayed payment). No running account bill shall be paid / entertained without submitting the above documents.**
4. **The contractor is bound to pay the minimum wages to the staff deployed issued by Deputy Commissioner, Chandigarh vide Order No. DC/DN/2026/2428 dated 12/05/2026 & minimum wages further amended/ increased from time to time by Deputy Commissioner, Chandigarh in compliance/ continuation to Order No. DC/DN/2026/2428 dated 12/05/2026. Also, bound to extend facility of applicable ESI, EPF etc. to the staff deployed as per prevailing labour bye laws.**
5. **Contractor has to submit the Identity details of skilled staff/unskilled staff with qualification, ESIC /EPF Number and Bank details before start of work.**
6. **Payment will be made to contractor on quarterly basis as per budget available. However, contractor has to make payment on monthly basis to the deputed staff as per labour laws through e-payment only..**
7. In case lift attendant absents from duty, a suitable replacement shall be provided by the contractor, failing which the recovery @ 2100/- per day per lift attendant shall be made from the bill.
8. Lift Attendant should have minimum 12th Standard Pass having Certificate of Vocational training/license (for technical job) wherever applicable with at least three years' experience.
9. In case of breakdown, lift attendant should inform JE(E)/AE(E) in charge of the work and maintenance authorities.
10. To keep the lift car & doors and lift room neat & clean.
11. To rescue the passengers in case of breakdown of lift.
12. Operation of lift on manual mode in case of any VIP visit/as per direction of Engineer-in-charge.
13. To help the differently abled person/ person on wheel chair in boarding & deboarding the lift.
14. Lodge the complaint to OEM of lifts in case of any breakdown/ failure of lift.
15. The service of lift serving various floors will be provided as per the pattern decided by Engineer-in-charge from time to time.
16. All local safety security regulations shall be observed strictly.
17. The department shall have liberty to foreclose the contract at any time, if performance of the lift attendant is found unsatisfactory in the opinion of controlling officer and performance guarantee shall be forfeited.
18. The rates of the contractor shall be inclusive of all taxes and GST. Nothing extra shall be paid on any account.
19. If lift attendant deployed by the contractor files any case in any court / consultative office / labour court or any other legal authority etc. at Chandigarh or anywhere else in India at any time under this contract, then Department shall not be made party in that case in any way by the employee of the contractor. This fact should be clearly and legally brought to the notice of lift attendant deployed by the contractor and contractor should be fully responsible for all the consequences arises in this matter.

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TERMS AND CONDITIONS (SERVICES OF KHALLASI/ HELPER)

1. The work shall be carried out as per the direction of Engineer-in-charge.
2. Any loss to the Govt. property/building due to negligence of the Khallasi/helper shall be borne by the contractor.
3. **Payment to the wireman/operator engaged by the contractor shall be made through e-payment by the contractor. The contractor have to pay salary towards employee on monthly basis upto 7th day of each month and ESI & EPF contribution of every month upto 15th day of following month and submit the documentary proof/ receipt to Engineer-in-charge for payment of the bill. If contractor fails to pay the salary upto 7th day of every month, then recovery shall be imposed @Rs. 100/- per day per employee (for maximum of 15 days per month for delayed payment). No running account bill shall be paid / entertained without submitting the above documents.**
4. **The contractor is bound to pay the minimum wages to the staff deployed issued by Deputy Commissioner, Chandigarh vide Order No. DC/DN/2026/2428 dated 12/05/2026 & minimum wages further amended/ increased from time to time by Deputy Commissioner, Chandigarh in compliance/ continuation to Order No. DC/DN/2026/2428 dated 12/05/2026. Also, bound to extend facility of applicable ESI, EPF etc. to the staff deployed as per prevailing labour bye laws.**
5. **Contractor has to submit the Identity details of skilled staff/unskilled staff with qualification, ESIC /EPF Number and Bank details before start of work.**
6. **Payment will be made to contractor on quarterly basis as per budget available. However, contractor has to make payment on monthly basis to the deputed staff as per labour laws through e-payment only..**
7. In case Khallasi/helper absents from duty, a suitable replacement shall be provided by the contractor, failing which the recovery @ 1900/- per day per Khallasi/helper shall be made from the bill.
8. Khallasi should be physically & mentally fit and shall be able to read & write English & Hindi.
9. Unskilled work and general assistance to workmen on the electrical side.
10. The department shall have liberty to foreclose the contract at any time, if performance of the Khallasi/helper is found unsatisfactory in the opinion of controlling officer and performance guarantee shall be forfeited.
11. The rates of the contractor shall be inclusive of all taxes and GST. Nothing extra shall be paid on any account.
12. If Khallasi/helper deployed by the contractor files any case in any court / consultative office / labour court or any other legal authority etc. at Chandigarh or anywhere else in India at any time under this contract, then Department shall not be made party in that case in any way by the employee of the contractor. This fact should be clearly and legally brought to the notice of Khallasi deployed by the contractor and contractor should be fully responsible for all the consequences arises in this matter.

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MAINTENANCE SCHEDULE FOR DG SET

Daily routine checks

1. Keep the DG set room clean. Wipe out dirt from external surface of engine, generator and control panels.
2. Check the level of diesel in daily service tank, lub. oil in engine crank case, and (in case of water cooled engines) water in radiator. Fill/ top as necessary.
Note (i) Oil should not be above the High level mark on the Dipstick, the check being done before start of the engine or after about 20 minutes after stopping of a running Engine.
Note (ii) Radiator Cap must be properly put in position; Else, there can be aeration i.e. mixing or air coolant, resulting in overheating of the Engine.
3. Inspect the engine for any leakage of diesel oil, engine (lub.) oil, and coolant in the respective systems.
4. Check that the selector in control panel is in AUTO mode (in the case of AMF sets)
5. Record the reading of voltage of supply, and engine battery voltage.

Weekly Checks

1. Check the automatic starting of engine by switching off the main supply. Run the set on load for 15 minutes. Observe for any abnormality of noise, vibration, bearing surface heating (whether warm), engine pick up, voltage level and frequency.
2. Check the level of electrolyte in the battery of the engine. Top up with distilled water as necessary. If the battery needs charging (as can be judged by the cell voltage), arrange for its charging early and also examine whether trickle charger (if provided) is defective.
3. Check whether all panel lamps, fuses & instruments are healthy in the control panel.

Monthly Checks

1. Check engine radiator for air restriction if any. Clean up. Check the condition of drive belts, hose and radiator cap.
Where heat rejection is through cooling tower, check that there is no blockade in spray nozzles, and the C/T basin is clean. Clean the strainer in the water circuit.
2. Clean the battery terminals and apply grease to prevent corrosion. Check specific gravity of the electrolyte.
3. Check the exhaust system for leakage, corrosion and vibration. See whether the exhaust smoke is not very dark.
4. Check that there are no restrictions to air flow in air cleaner.
5. Check that oil heater is functional.
6. Check coupling with alternator for any sign of fatigue.

Six Monthly Checks

1. Inspect the electrical control panel and starters to see that all power/ control contacts are clean, all terminations are sound; and all fuses are intact. Blow out dirt from machine windings and panels by a blower, check brushes (where provided) of alternators.
2. Inspect all cable end terminations, including control cables. Tighten as required.
3. Check the belt tension, Tighten if required.
Note: New belts will stretch within 1 hour of operation, these are to be readjusted.

Annual Checks

1. Inspect the fuel tank of any sedimentation. Clean up.
2. Conduct megger test on all cabling, mains and control wiring motors, and earth test. (Earth test is to be done in summer and megger test during monsoon)

LIST OF MAKES OF MATERIALS FOR ELECTRICAL WORKS

S.No.	MATERIAL	PREFERRED MAKE
1	Copper conductor PVC insulated FRLS/ HFFR wires	Finolex /Lapp Kabel/ KEI/ Polycab/ Grandlay/ Havells/ Rallison/ Bonton/ Pi-Square/ Orbit
2	Modular switch/ socket/ fan regulator/ bell push/ call bell/ GI Modular Box with sheet	Legrand: Myrius/ Panasonic: Vision/ Schneider: Unica Pure/ LK: Englaze/ Honeywell: Blenze Pro/ Siemens: Sinova Opulenz
3	Piano type switch/ socket/ fan regulator/ bell push/ call bell/ plug top	Anchor/ CONA/SSK/ Gold Medal/ Legrand duly ISI marked
4	MCB DB/Industrial type Socket outlet	Legrand (Ekinox3) / Schneider (Acti-9) / Siemens (Betagard)/ ABB(Itus)
5	MCCB	Siemens (3VA) / Schneider (NSX) / Legrand (DPX3) / LK (D-Sine)/ ABB (T-MAX)
6	MCB/ Isolator/ RCCB	Legrand DX3 / Schneider Acti9 / Siemens Betagard/ LK (AU)/ ABB (SB200)
7	Capacitor/ Condensor	Havells/ Epcos/ Tibcon/ Bajaj
8	PVC Conduit	Polycab/ Supreme/ Prince/ Finolex/ Polypack
9	Steel Conduit	BEC / NIC / AKG/ RmCon/ Steel Kraits
10	Conduit Accessories	ISI marked
11	All type of LED fitting, lamp & driver	Philips/ LT/ Havells/ Wipro
12	Ceiling Fan/ Exhaust Fan/ Fresh Air Fan/ Wall Fan	Usha/ Bajaj/ Havells/ Orient/ Crompton/ Atomberg
13	Astronomical time switch	LK/ GIC/ Selec/ Schneider/ Elpro/ Legrand/ Insu
14	Any other item	Approved by Engineer-in-Charge

Note – For above sr.no. 2 & 4 - Make of material shall be as per existing make OR as per make mentioned above.

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