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**Assistant Engineer (E)-P
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

**Executive Engineer (E)
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

**INFORMATION AND INSTRUCTIONS FOR CONTRACTORS FOR e-TENDERING FORMING PART OF
NIT AND TO BE POSTED ON WEBSITE**

(Application for inviting open tenders)

The Executive Engineer(E), DED-102, CPWD, B-520, 5th Floor, IP Bhawan, New Delhi -110002 011-23370310(P), 011-23378309(F) email: deleed2.cpwd@nic.in on behalf of President of India invites online Percentage rate tenders from **approved and eligible contractors of CPWD in appropriate class in Building & Road category** only for the following work(s):

Sl. No.	NIT No.	Name of Work & Location	Estimated cost put to bid (Rs.)	Earnest Money	Stipulated Period of Completion of work	Last date of online submission of tender, copy of EMD Deposit Receipt and other documents as specified in the bid document.	Time & date of opening of Tender
1	68/2026-27/DED-102/DELHI/1/RecallI3	RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).	₹ 4594662/-	₹ 91893/-	12 (Twelve) Months	Upto 4:00 PM on 17.09.2026	At 4:30 PM on 17.09.2026

1. Contractors who fulfil the following requirements shall be eligible to apply. Joint ventures are not accepted.
 - i. The Composite contractor shall associate with specialized agency for execution of the specialized work, who fulfill the following eligibility criteria:
 - a. Should have satisfactorily completed the works as mentioned below during the last Seven years ending **previous day of last date of submission of bids.**
Three similar works each of value not less than the amount equal to 40% of ECPT with capacity of individual AC plant not less than 88 TR or more.
 OR
Two similar works each of value not less than the amount equal to 60% of ECPT with capacity of individual AC plant not less than 88 TR or more.
 OR
One similar work of value not less than the amount equal to 80% of ECPT with capacity of individual AC plant not less than 88 TR or more.

Similar work shall mean works of **Comprehensive Maintenance/Operation of Heating, Ventilation and Air-conditioning System** The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last day of submission of bids.
Note: 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.
2. The Composite category contractor is also be eligible to carry out himself/herself any or all of these works without associating any specialized agency provided:
 - a) He fulfills the prescribed eligibility criteria respectively for these work(s).
Or
 - b) He directly procures the equipment of approved make from manufacturer and gets it installed from authorized agency/service provider of the manufacturer or specialized agency as per criteria mentioned in NIT.

3. The Composite Contractor and the associated specialized agencies is give required affidavit to confirm their association at the time of submission of PG as per Form I, II & III.
4. Tender accepting authority approves the change of Sub-Agency in case it is required during the currency of the contract
5. 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.
6. Information and Instructions for bidders posted on website shall form part of bid document.
7. 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.
8. The bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of Executive Engineer(E), CPWD within the period of bid submission and uploading the mandatory scanned documents such as Insurance Surety Bonds, Account Payee Demand draft or Bankers Cheque or Fixed Deposit Receipts or/ and Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD in favour of **Executive Engineer (E), ED-II, CPWD, New Delhi**, receipt for deposition of original EMD to division office of any Executive Engineer(E) (including NIT issuing EE/ AE), CPWD and other documents as specified.
9. Those contractors not registered on the website mentioned above, are required to get registered beforehand. If needed they can be imparted training on online bidding process as per details available on the website.
10. The intending bidder must have valid class-III digital signature to submit the bid.
11. On opening date, the contractor can login and see the bid opening process. After opening of bids he will receive the competitor bid sheets.
12. Contractor can upload documents in the form of JPG format and PDF format.
13. Contractor must ensure to quote rate in the prescribed column(s) meant for quoting rate in figures appears in pink 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.
14. If it is desired to submit revised financial bid then it shall be mandatory to submit revised financial bid. If not submitted then the bid submitted earlier shall become invalid.
15. The department reserves the right to reject any prospective application without assigning any reason and to restrict the list of qualified contractors to any number deemed suitable by it, if too many bids are received satisfying the laid down criterion.
16. It is mandatory to fill details / upload scanned copies of all the documents as stipulated in the bid document. If such document is not uploaded his bid will become invalid and processing fee shall not be refunded.
17. If the Contractor is found ineligible after opening of bids, his bid shall become invalid.
18. 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 Contractor, the bid shall become invalid.

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

1. Scan copy of EMD
2. Performa for Earnest Money Deposit Receipt (Attached)
3. Enlistment Order of the Contractor.
4. Valid Electrical Contractor License or undertaking that they will either obtain valid electrical license at the time of execution of electrical work or associate the contractor having valid electrical license of appropriate class.
5. GST Registration Certificate if already obtained by the bidder.
If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents.
"If work is awarded to me, I/We shall obtain GST registration certificate, as applicable, within one month from the date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard".
6. Copy of PAN Card.
7. An undertaking that "I/We shall submit the documents of Associated specialized Agencies / Manufacturer / Authorized service agency / Service provider of the equipment as per the eligibility criteria mentioned in the special conditions of NIT for association of specialized agencies with Performance Guarantee otherwise department may taken action against me/us as per clause-3 of the applicable GCC of the agreement & may forfeit EMD/ performance guarantee absolutely and also shall fulfill all the formalities for association of the specialized agencies as per the conditions mentioned in the Special Conditions for Association of Specialized Agencies".
8. Undertaking as per Annexure-C1
9. ERP Training Certificate

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CPWD-6 FOR e-Tendering

- 1.0 The **Executive Engineer(E), Delhi Electrical Division-102, CPWD, Room no B-520, IP Bhawan, New Delhi- 110002 (Tel. No. 011-2370310/ e-mail id: deleed2.cpwd@nic.in)** on behalf of the President of India invites online Percentage rate bids from approved and eligible contractors of CPWD in appropriate class in Building & Road category for the following work:

"RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator)."

*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 the original date of submission of bids.

- 1.1 The work is estimated to /his estimate, however, is given merely as a rough guide.
- 1.2 Intending bidder is eligible to submit the bid provided he has definite proof from the appropriate authority, which shall be to the satisfaction of the competent authority, of having satisfactorily completed similar works of magnitude specified in **"INFORMATION AND INSTRUCTIONS FOR CONTRACTORS FOR e-TENDERING"**.
2. Agreement shall be drawn with the successful bidders on prescribed Form No. CPWD-7 amended up to date 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 **12 (Twelve) 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 can be seen on website www.etender.cpwd.gov.in or www.cpwd.gov.in or www.eprocure.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 Treasure 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-II, CPWD, New Delhi**) shall be scanned and uploaded to the e-Tendering website within the period of bid submission. **The original EMD should be deposited either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. (The EMD document shall only be issued from the place in which the office of receiving division office is situated).** The EMD receiving Executive Engineer shall issue a receipt of deposition of earnest money deposit to the bidder in a prescribed format (enclosed) uploaded by tender inviting EE the NIT.
- This receipt shall also be uploaded to the e-tendering website by the intending bidder upto the specified bid submission date and time.**
- A part of earnest money is acceptable in the form of bank guarantee also. In such case, 50% of earnest money or Rs. 20 lac, whichever is less, shall have to be deposited in shape prescribed above, and balance in shape of Bank Guarantee of any scheduled bank having validity for 6 months or more from the last date of receipt of bids which is to be scanned and uploaded by intending bidders.
- Copy of the documents as specified in the press notice shall be scanned and uploaded the e_tendering website within the period of bid submission. However certified copy of all the scanned and uploaded document as specified in the press notice shall have to be submitted by the lowest bidder only within a week physically in the office of tender opening authority.
9. Online bid documents submitted by intending bidders shall be opened only of those bidders, **whose EMD deposited with any division office of CPWD** and other documents scanned and uploaded are found in order.
10. The contractor registered prior to 01.04.2015 on e-tendering portal of CPWD shall have to deposit tender processing fee at existing rates, or they have option to switch over to the new registration fee any time.
- The bid submitted shall be opened at 04:30 PM on 17.09.2026
11. The bid submitted shall become invalid if:
- i. The bidder is found ineligible.

- ii. **The bidder does not deposit original EMD with division office of any Executive Engineer, CPWD. (The EMD document shall only be issued from the place in which the office of receiving division office is situated).**
- 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 bidder does not quote any percentage above or below or at par on the total amount of the tender or any section head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest bid.
- v. If bidder failed to submit the mandatory documents as mentioned in the list of mandatory documents to be scanned and uploaded within in the period of bid submission.
12. **The contractor whose bid is accepted will be required to furnish performance guarantee of at specified percentage of the tendered amount as mentioned in Schedule E and within the period specified in Schedule F. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee 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 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.
13. The description of the work is as follows:
"RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator)."
 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.
14. 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.
15. 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.
16. 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.
17. 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 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.
18. No Engineer of gazette rank or other Gazetted Officer employed in Engineering or Administrative duties in an Engineering Department of the Government of India is allowed to work as a contractor for a period of one year after his retirement from Government service, without the previous permission of the Government of India in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found any time to be such a person who had not obtained the

- permission of the Government of India as aforesaid before submission of the bid or engagement in the contractor's service.
19. The bid for the works shall remain open for acceptance for a period of **30 days** from the date of opening of bid.
 - i) if any tenderer withdraws his tender or make 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 retendering process of the same work.
 20. This Notice Inviting bid shall form a part of the contract document. The successful bidders / contractor, on acceptance of his bid by the Accepting Authority, shall, within 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 the bid as issued at the time of invitation of bid and acceptance thereof together with any correspondence leading thereto.
 - (b) Standard CPWD Form-7, GCC 2023 (Maintenance Works) as corrected / modified upto date.
 21. The eligible bidders shall quote rates for all items of the components of work.
 - 21.1 After acceptance of the bid by competent authority, the EE in charge of the work shall issue letter of award on behalf of the President of India. After the work is awarded, the main contractor will have to enter into agreement with EE in charge.
 - 21.2 Entire work under the scope of the bid shall be executed under one agreement.
 22. **In case of extension of agreement due to delay and / or reduction in scope of work due to foreclosure, no claim on account of reduction in value of work, loss of business, loss of profit, consequently overheads, any type of interest etc. shall be entertained.**
 23. If the exigencies of the work so demand, the engineer-in-charge may allow payment to a third party, who is creditor to the contractor, after fulfilling the conditions under clause 7B.
 24. 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 011-23370310, e-mail Id deleed2.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

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SPECIAL CONDITIONS FOR ASSOCIATION OF SPECIALIZED AGENCIES

1. The main contractor shall have to associate other specialised agency(s) (Joint ventures are not accepted) for execution of each of these specialized work(s), who fulfils the eligibility criteria as defined below, **alongwith Performance Guarantee otherwise department may take action as per clause-3 of the applicable GCC of the agreement and EMD already deposited shall be forfeited.**
2. The agency shall submit the similar work experience documents in respect of experience of having satisfactory completed similar works as defined below during last seven years.

S. No.	Eligibility Criteria for approval of specialized agency
1.	Comprehensive Maintenance/Operation of Heating, Ventilation and Air-conditioning System" (Estimated Cost :- Rs. 4594662.00)
	Three similar works each of value not less than the amount equal to 40% of ECPT with capacity of individual AC plant not less than 88 TR or more. OR Two similar works each of value not less than the amount equal to 60% of ECPT with capacity of individual AC plant not less than 88 TR or more. OR One similar work of value not less than the amount equal to 80% of ECPT with capacity of individual AC plant not less than 88 TR or more. Similar work shall mean works of "Comprehensive Maintenance/Operation of Heating, Ventilation and Air-conditioning System"

Note: 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.

3. The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum.
4. However, the Main Contractor shall also be eligible to carry out himself any or all of the above specialized works without associating any specialized agency provided they fulfils the prescribed eligibility criteria for each of the above specialized work(s).
5. The main contractor shall have to submit credential such as self attested copies of Certificates of Work Experience/Completion issued by client department clearly indicating 1. Name of work 2. Scope of Work 3. Agreement No. 4. Estimated Cost 5. Tendered Cost 6. Final Value of Work Done 7. Date of Start 8. Stipulated date of Completion 9. Actual date of completion 10. Self attested copy of valid Electrical contractor license, GST registration of the proposed associated specialized agencies for verification (if required) and for approval of the department as per eligibility requirement mentioned above as per **FORM-II**. Main contractor shall 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 of proposed associated specialized agencies along with above documents.
6. Consent letter of such selected associated specialized agencies for association shall also be enclosed in the prescribed format as per **FORM-I** along with documents mentioned as above.
7. After approval of associated specialized agencies by Engineer-in-charge, the main contractor will submit MoU signed with the Associated Specialized Agency as per **FORM-III** in shape of affidavit on stamp paper duly attested by notary in original within 5 (Five) Days after issue of approval letter (for Associate Specialized Agency). The MoU shall be signed by both the parties" i.e. Main Contractor as 1st party and Associated Specialized Agency as 2nd party, independently for all specialized work(s).
8. All technical discussions during currency of the contract shall be attended by the Associated Specialized Agencies and the Main Contractor. Commercial/Technical submissions for the specialized work(s) shall be signed and submitted by the Associate Specialized Agencies along with the Main Contractor.
9. The Associated Specialized Agencies and the Main Contractor shall attend the site during inspection of the work by the Engineer-in-Charge or higher authority.
10. The Main Contractor shall be entirely responsible and answerable for all the works done by his Associated Specialized Agency regarding their quality, adherence to the laid down specification, terms and conditions, warranty/guarantee etc as per the agreement and he shall be liable to bear

any compensation that may be levied by the department under any of the clauses of the agreement.

11. In the event of the concerned Associated Specialized Agency not performing satisfactorily or failure to complete the specialized works(s), the Main Contractor on written directions of the Engineer-in-charge, shall remove the Associated Specialized Agency deployed on the work and shall submit name of new associated specialized Agency as per eligibility criteria mentioned in the NIT to execute the left over specialized work(s) without any loss of time after completion of all formalities mentioned as above.

Also if Main Contractor wants to change the Associated Specialized Agency during the currency of the contract he shall submit name of new Associated Specialized Agency as per eligibility criteria mentioned in the NIT to execute the left over specialized work(s) after completion of all formalities mentioned as above.

The Main Contractor shall be responsible and liable for proper and complete execution of the all works including specialized work(s) and ensure coordination and completion of all associated specialized works.

12. Running payment for the work shall be made to the Main Contractor. In case Main Contractor fails to make the payment to the Associated Specialized Agency(s) by him within 15 days of receipt of each running account payment then on the written complaint of any Associated Specialized Agency(s) for such work, Engineer-in-Charge shall serve the show cause to Main Contractor and after considering the reply of the same he may make the payment directly to the concerned Associated Specialized Agency(s) for the work as per the terms & conditions of the agreement/MoU drawn between Main Contractor and Associated Specialized Agency(s) fixed by him, if reply of main contractor either not received or found unsatisfactory. Such payment made to the Associated Specialized Agency(s) shall be recovered by Engineer-in-Charge from the next RA / final bill due to Main Contractor as the case may be.

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FORM -I

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

Name of work: **"RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).."**

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

Date:

Signature with date of Main Agency/Contractor

Signature with date of Associate
Specialized Agency

Address :

Address :

1. Witness with address
(From Main Contractor side)
2. Witness with address
(From Associated Agency side)

FORM –II

PROPOSAL FOR ELIGIBLE ASSOCIATING AGENCIES FOR SPECIALIZED WORK(S)

I/we hereby propose the following agencies to be associated as details given below for executing the corresponding specialized work(s). Their consent letter are also attached as per **FORM-I**

Sl.N.	Name of Associated Specialized Agency	Category and class of CPWD registration /Enlistment (if any)	Registration /Enlistment copy/ completion Certificates attached	Validity of registration /Enlistment	Value of Gross Work Done of Specialized work	Experience Certificate attached (Yes/No)	Consent letter attached (Yes/No)
Sub Work – I							
1							
2							
3							

Signature of Main Contractor

FORM-III

MEMORANDUM OF UNDERSTANDING [MoU] BETWEEN

1] M/S [Name of the firm/agency with full address]

Enlistment Status

Valid Upto:

[Henceforth called the Main Contractor]

and

2] M/S [Name of the firm/agency with full address]

Enlistment Status

Valid Upto:

[Henceforth, called Associated Specialized Agency]

Specialised work: _____

For the execution of Specialized Work(s) in "**RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator)..**" as per schedule, specifications, terms and conditions of the agreement.

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

We have agreed as under:

- 1) The Associated Specialized Agency will execute all specialized work(s) in the wholesome manner as per terms and conditions of the agreement and as per the direction of the Engineer-in-charge.
- 2) That the Associated Specialized Agency has gone through the contract and has understood the scope of work required for the purpose of executing the specialized work(s).
- 3) All the machinery and equipments, tools and plants, special T&P required for execution of the specialized work(s), as per agreement, shall be the responsibility of the Associated Specialized Agency.
- 4) The site staff required for the specialized work(s) shall be arranged by the Associated Specialized Agency as per terms and conditions of the agreement.
- 5) Site order book maintained for the said work shall be signed by the authorized representative of Main Contractor as well as associated specialized Agency.
- 6) All the correspondence regarding execution of the specialized work(s) shall be done by the Department with the Associated Specialized Agency with a copy to the Main Contractor. In case of non-compliance of the provisions of agreement, the Main Contractor, as well as the Associated Agency shall be responsible. The action under clauses 2 and 3 shall be initiated and taken against the Main Contractor.

Signature of Main Contractor

Signature of Associated Specialized Agency

Date:

Date:

Place:

Place:

**GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT**

Percentage Rate Tender & Contract for Work

- (A) Tender for the work of:- **RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).**
- (B)
- (i) To be uploaded by 16:00 Hours, on 17.09.2026 upload at web site www.etender.cpwd.gov.in
- (ii) To be opened in presence of tenderers who may be present at 16:30 Hours on 17.09.2026 in the office of **Executive Engineer (E), DED-102, CPWD, IP Bhawan, 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 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 its opening in case of single bid system work and not to make any modifications in its term & conditions.

A sum of Rs. **91893/-** is hereby forwarded in receipt treasury challan/deposit at call receipt of scheduled bank/fixed deposit receipt of scheduled bank/demand draft of a scheduled/Bank Guarantee issued by a scheduled bank as earnest money.

A copy of earnest money in receipt treasury challan/deposit of call receipt of a scheduled bank/fixed deposit receipt of scheduled bank /demand draft of a scheduled bank/bank guarantee issued by a scheduled 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 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 earnest the 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 in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form.

Further, I/We agree that in case of forfeiture of earnest money or Performance Guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work.

I/We undertake and confirm that eligible similar work(s) has/have not been got executed through another contractor on back to back basis. Further that, if such a violation comes to the notice of Department, then I/We shall be debarred for tendering in CPWD in future 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 Earnest Money Deposit/ Performance Guarantee.

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

Dated: #.....

Witness: #

Address: #

Occupation: #

To be filled in by the contractor

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 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

Designation

Dated:

PROFORMA OF SCHEDULES
(Separate Proforma for Electrical Work)

SCHEDULE 'A'

Schedule of quantities (as per PWD-3)

: **Attached**

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 for Central PWD Works 2023 as amended/modified upto last date of Submission of tender.

Name of work: RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).

(i) Estimated cost of work	:	Rs. 4594662/-
(ii) EMD	:	Rs. 91893/-.
(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 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 (as per circular no. DG/Manual-2024/20 dated 27.02.2026). (copy enclosed.)
(iv) Security Deposit	:	2.5% of Tendered Value

SCHEDULE 'F'

General Rules & Directions

(i)	Officer inviting tender :	:	Executive Engineer (E), DED-102, CPWD, B-520, 5th Floor, IP Bhawan, New Delhi (011-23370310 (Ph.), 011-23378309 (Fax)
(ii)	Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with Clauses 12.2 & 12.3	:	See Below

Definitions:-

2(v)	Engineer-in-charge	:	Executive Engineer (E), DED-102, CPWD, IP Bhawan, New Delhi
2(viii)	Accepting Authority	:	Competent authority as per delegation of financial power.
2(x)	Percentage on cost of materials and labour to cover all overhead and profits	:	15%
2(xi)	Standard schedule of Rates	:	Delhi Schedule of Rates-2025 with up-to-date correction slips, Market Rate and Minimum Wages of Govt. of India.
2(xii)	Department	:	Central Public Works Department
9(vi)	Standard CPWD contract Form	:	GCC for CPWD works 2023 as amended/modified upto last date of Submission of tender.

Clause 1

(iv)	Time allowed for submission of Performance Guarantee, program chart (Time and Progress) and applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board or proof of applying thereof from the date of issue of letter of acceptance	:	07 days
(v)	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	:	Chief Engineer, NDZ-I, CPWD, New Delhi
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Clause 2A

Applicable Clause 2A	:	No
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Clause 5

Number of days from the date of issue of letter of acceptance for reckoning date of start Mile stone (s) as per table given below:- From next day after the date of issue of letter for commencement of work.

Sl. No.	Description of Milestone (Physical)	Time allowed in days (from date of Start)	Amount to be with-held in case of non-achievement of milestone
Not Applicable			

Time allowed for execution of work	:	12 (Twelve) Months
Extension of time	:	Chief Engineer, NDZ-I, CPWD, New Delhi or his successor
Rescheduling of mile stones	:	N/A
Shifting of date of start in case of delay in handing over of site.	:	N/A

Clause 5A

Whether clause 5A shall be applicable :- **No**

Clause 6

Computerised Measure Book (CMB)/ Electronic Measurement Book (EMB) Mode of Measurement :- **EMB**

Clause 7:

Gross work to be done together with net payment/adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment. :- **Not Applicable**

Clause 7A:

Whether Clause 7A shall be applicable:-

No Running Account Bill shall be paid for the work till the applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board, whatever applicable are submitted by the contractor to the Engineer-in-Charge. **Yes**

CLAUSE 10 A

List of testing equipment to be provided by the contractor at site lab.	:	As per requirement of site and direction of Engineer-in-charge.
---	---	---

CLAUSE 10B (i) Secured Advance on materials

Whether clause 10-B(i) shall be applicable	:	No
--	---	-----------

CLAUSE 10C

Whether Clause 10C shall be applicable	:	Applicable		
Component of Material / labour expressed as percentage of total value of work	:		Material (Xm)	Labour (Y)
		Electrical work	25%	75%

CLAUSE 10CC

Schedule of component of other Materials, Labour etc. for price escalation. Component of civil (except materials covered under clause 10CA) /Electrical construction Materials expressed as percentage of total value of work.	:	Not Applicable
	:	

Clause 11

Specifications to be followed for execution of work:	:	As per General Specifications for electrical works Pt.-I Internal 2023, Pt.-II External 2023 & General Specifications for Heating, Ventilation & Air-Conditioning (HVAC) 2017 as amended upto date.
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Clause 12:

	Authority to decide deviation upto 1.5 times of tendered amount	:	Chief Engineer, NDZ-I, CPWD, New Delhi
12.2 & 12.3	Deviation limit beyond which clause 12.2 & 12.3 shall apply for Building/Maintenance work	:	As per OM No. DG/CON/Maintenance/2023/03 dated 18/12/2023 & DG/SOP-2022/24 dated 18/12/2023
12.5	(i) Deviation limit beyond which clause 12.2 & 12.3 shall apply for foundation work (except items mentioned in earth subhead in DSR and related items)	:	
	(ii) Deviation Limit for items mentioned in earth work subhead of DSR and related items	:	

Clause 16

Competent Authority for deciding reduced rates. (Shall be limited upto 5% of the Contract Value.)	:	Chief Engineer, NDZ-I, CPWD, New Delhi or his successor
---	---	--

Clause 18

List of mandatory machinery, tools & plants to be deployed by the contractor at site	:	Electrical works: 1. Earth Tester 2. Megger 500 V 3. Line Tester 4. Test Lamp 5. Die & Vice 6. Chase Cutting Machine 7. Crimping Tools 8. Tong Tester and /or as per requirement at site / as per the contract provisions and as per direction of Engineer-in-charge.
--	---	---

Clause 19C	:	Executive Engineer (E), DED-102, CPWD, I.P. Bhawan, New Delhi or his successor
Clause 19D	:	- Do -
Clause 19G	:	- Do -
Clause 19K	:	- Do -
Clause 20K	:	Applicable

Clause 25	
i) Conciliator	ADG (RD), CPWD or his successor
ii) Arbitrator appointing authority	CE(NDZ-I), CPWD or his successor

Clause 32: Applicable**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)	
						Figure in Rs.	Words (Rupees)
1	GRADUATE ENGINEER	ELECTRICAL ENGINEERING	PRINCIPAL TECHNICAL REPRESENTATIVE	2 Years	ONE	Rs. 15,000/-	FIFTEEN THOUSAND
	OR						
	DIPLOMA ENGINEER	ELECTRICAL ENGINEERING	PROJECT PLANNING/SITE BILLING ENGINEER	5 Years	ONE	RS. 15,000/-	FIFTEEN THOUSAND

NOTE:

Assistant Engineers retired from Government services that are holding Diploma will be treated at par with Graduate Engineers. Diploma holder with minimum 10 year relevant experience with a reputed construction co. can be treated at par with Graduate Engineers for the purpose of such deployment subject to the condition that such diploma holders should not exceed 50% of requirement of degree engineers.

**Assistant Engineer (E)-P
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

**Executive Engineer (E)
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

केन्द्रीय लोक निर्माण विभाग
कार्यालय झापन

No. DG/Manual-2024/20

ISSUED BY THE AUTHORITY OF DIRECTOR GENERAL, CPWD

Vidyut Bhawan, New Delhi

Dated: 27.02.2026

Sub: Modification in Para 5.2 for CPWD Works Manual 2024.

Following modification is made in Para no. 5.2 for CPWD Works Manual 2024:

Existing Provision	Modified Provision
5.2 Performance Guarantee	5.2 Performance Guarantee
Sl. No. 1	No Change
2. PG shall be 5% of the contract amount or as prescribed from time to time to be submitted in the form as prescribed in GCC. Performance Guarantee shall remain valid for a minimum period of sixty days beyond the date of completion of all contractual obligations as per GCC. In case of contracts where supplementary agreement is drawn, the fresh PG shall be obtained from the contractor @ 5% of the amount of the supplementary agreement or as prescribed from time to time. The PG received against the original work shall be released as per contract conditions.	2. PG shall be 5% of the Estimated cost put to tender (ECPT) or contract amount whichever is higher , or as prescribed from time to time, to be submitted in the form as prescribed in GCC. Performance Guarantee shall remain valid for a minimum period of six months beyond the date of completion of all contractual obligations as per GCC. In case of contracts where supplementary agreement is drawn, the fresh PG shall be obtained from the contractor @ 5% of the amount of the supplementary agreement or as prescribed from time to time. The PG received against the original work shall be released as per contract conditions.
Sl. No. 3	No Change
4. No provision	4. A bid will be treated as abnormally low if the quoted bid amount is lesser than 80% of the estimated cost put to tender.
5. No provision	5. Requirement of Additional Performance Guarantee (APG) : In case of abnormally low bids as defined above, the bidder shall be required to submit Additional Performance Guarantee (APG) in addition to the Standard Performance Guarantee (PG). The amount of Additional Performance Guarantee (APG) shall be equivalent to the difference between the 80% amount of ECPT and quoted amount. (e.g. if ECPT is A and quoted amount is 0.7A then the amount of APG shall be

13/02/2026 Jindal
EE (Contract)

	0.8A – 0.7A). The Additional Performance Guarantee (APG) shall be in the prescribed format of Performance Guarantee and has to be submitted within the time frame prescribed for submission of Performance Guarantee. The other terms and conditions of release etc. of APG shall be same as that of PG.
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This is issues with the approval of DG CPWD.


 27.02.2026
 ((चन्द्र पाल))
 अधीक्षण अभियंता (सी. एंड एम.)
 Chandar Pal, SE (C&M)

Issued from file No. CSQ/CM/16(1)/2026 e-file 9212995 (DFA/ 9365789)

केलोनिवि तथा लोनिवि दिल्ली के सभी अधिकारियों को आवश्यक सूचना एवं कार्यवाही हेतु। (केलोनिवि वेबसाईट के माध्यम से)


 21/2/26

D.P. Jindal
EE (Contract)

Proforma of Receipt of deposition of original EMD

1. The Executive Engineer of all divisions of CPWD should receive the original EMD for tender of other division.
2. The NIT approving authority / EE at the time of issue of NIT shall also fill and upload the following prescribed format of receipt of deposition of original EMD along with NIT:-

Receipt of deposition of original Bank guarantee as EMD (Receipt No..... Date.....) #
1. Name of work: RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).
2. NIT No. 68/2026-27/DED-102/DELHI/1/Recall3 3. Estimated Cost Rs. 4594662/- 4. Amount of Earnest Money Deposit Rs. 91893/- 5. Last date & Time of submission of bid 17.09.2026 upto 4:00 PM (*To be filled in by NIT approving authority/ EE at the time of issue of NIT and uploaded along with NIT)
1. Name of contractor -----# 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) Along with office stamp
#To be filled in by EMD receiving EE

3. The Executive Engineer receiving EMD in original form shall examine the EMD deposited by the bidder and shall issue a receipt of deposition of earnest money to the agency in a given format uploaded by tender inviting EE. The receipt may be issued by the AE(P)/AE/AAO.
4. The Executive Engineer receiving original EMD shall also intimate tender inviting Executive Engineer about deposition of EMD by the agency by email/fax/telephonically.
5. The original EMD receiving Executive Engineer shall release the EMD after verification from the e-tendering portal website (www.etender.cpwd.gov.in>closed Tender>all) that the particular contractor is not L-1 tenderer and work is awarded.
6. The tender inviting Executive Engineer will call for original EMD of the L-1 tenderer from EMD receiving Executive Engineer immediately.

ANNEXURE-C1

(TO BE SUBMITTED BY THE BIDDER ALONGWITH E-BID)

Name of Work RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).

UNDERTAKING FOR THE WORK

It is certified that if we become the lowest bidder, we shall submit the undertakings as per Annexure-C2 alongwith PG. If we fail to submit this document or the same are not found correct, our EMD/PG may be forfeited.

Signature of Bidder

Name: _____

Designation: _____

ANNEXURE-C2

(TO BE SUBMITTED BY THE BIDDER)

Name of Work: RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).

UNDERTAKING

We/I will hereby undertake that:

1. We/I will provide authorization certificate.
2. We/I will provide unconditionally support technically throughout the execution of contract for Comprehensive Maintenance/Operation of Heating, Ventilation and Air-conditioning System Contract throughout the execution period and also shall provide all the spares required for healthy functioning of the system to M/s
.....

Signature of OEM: Blue Star make

Name : _____

Designation : _____

Terms And Conditions:-

- 1 The work shall be carried out as per CPWD general specification for Heating, Ventilation and Air-conditioning (HVAC) works-2017 as amended upto date.
- 2 No T&P will be supplied by the Department.
- 3 The following staff shall be deputed for item No. 1 in general shift or as per direction/instruction from Engineering -in- charge on working days excluding Sunday and Holidays.
 - a) A.C. Mechanic-----5 Nos. (Should have passed ITI in relevant trade with minimum one year practical experience in similar type of work OR shall have valid electrical license from competent authority with minimum five year practical experience in similar type of work)
 - b) Khallasi-----1 Nos. (Physically strong/Mentally fit, minimum 8th Pass or above with minimum two year experience in same type of work.)
 - c) Graduate/HVAC Engineer --- 1 No., 2 Visit in a month for checking and Preventive Maintenance of complete system (Should have minimum qualification of B-Tech and 1 Year experience in HVAC operation and maintenance)
- 4 Same number of staff as in item No.1 shall be deputed beyond normal duty hour for item No. 2 as when directed by Engineer – in – charge.
- 5 The department shall not own any responsibility or liability of any kinds in respect of deployed staff by the contract for the work covered under the contract.
- 6 The Engineer-in-charge reserves the right to redeploy the staff of contractor at any time without any notice or ask to replace any or all inefficient staff deployed by him.
- 7 The contractor shall be fully responsible and liable for the safety of all the labour/staff deployed on the work under the contract. Any claim of any type of accident shall be born by the contractor.
- 8 The cleaning of AHU's /FCU's cooling tower, AC panel board/AC Plant room etc. shall be responsibility of the contractor.
- 9 The contractor shall fully responsible for deployed staff as the place of work is highly sensitive nature.
- 10 All the staff deputed by the firm shall be well dressed, soft spoken and will be abide by the security rules.
- 11 The agreement can be close at any time without assigning any reason.
- 12 Staff shall wear the uniform/dress as per the instruction of Engineer-in-Charge during duty hours at Hyderabad House. If any of the staff found without/dress than recovery@200/- each per day shall be made from the contractor's bill.
- 13 The Contractor has to maintain a register for preventing maintenance and operation of AC Plant, AHU's, FCU's and hot water generator.
- 14 After the expiry of the contract, the plant will be handed over back to the department in similar condition as was handed over to the contractor at the time of start of the contract except normal wear & tear and the jobs for which the contractor is not responsible, failing which recovery will be made from contractor's final bill. The decision of Engineer in charge shall be final and binding.
- 15 Log book as per standard proforma will have to be filled in by the contractor's staff. The log book shall be kept in the plant room which will be checked by the Engineer – in – charge or his authorized representative. The contractor's staff shall have to take action as per directions of Engineer – in – charge from time to time. The log book shall be supplied by the contractor free of cost as per standard proforma given by the department.
- 16 The contractor shall have to inform the department about the requirement of all spares and materials well in advance failure of which the contractor shall be responsible for any damage/break down.
- 17 Earth/insulation test of all equipment will be carried out quarterly and to be recorded in the separate register failure of which a penalty of Rs. 2500/- per month will be effected.
- 18 The site (AC plant room, cooling tower, AHU, FCU's Centrifugal reciprocating machines etc.) shall have to be maintained and cleaned regularly.
- 19 The contract will commence from the date as indicated in the letter of award. The contract shall be for a period of 12 months. Department reserves the right to terminate/cancel the contract at any time after giving a notice of one month (30 days) and or extend the period

under this agreement as per deviation clauses beyond the date of completion.

- 20 GST as applicable has been considered in this NIT and if any changes are made in GST rate by Govt., the same be effected from the date of order.
- 21 At the time of submission of bill the agency shall be submit proof of actual payment of GST for this work.
- 22 Recovery shall be made from the contractor's bill at the double rate of the current minimum wages at the time of absence.
 - a) Engineer - 3500/- per visit.
 - b) A.C. Mechanic - 2016/- per day
 - c) Khallasi - 1654/- per day
- 23 The firm shall abide Contractor Labour Regulations amended upto date and the payment to staff shall be made (as per Minimum Wages Act. as notified by the Govt. of India) through Cheque/ECS. The payment to the contractor will be released only after giving proof to the department for the same.
- 24 The contractor shall be registered for ESIC & EPF.
- 25 The rates quoted by the firm shall be inclusive of GST& all taxes and duties.
- 26. OEM/ Authorized service agents shall provide all the spares required for the healthy functioning of the equipments.**
27. If any staff is on leave, the contractor shall arrange suitable substitute staff.
28. In case of absence of any staff, recovery, at double the pro-rata rate, shall be made from the contractor's bill.
29. The following Staff shall be deputed Hourly basis after normal 8 Hours duty for AC Plant.
 - a) Skilled-----5 Nos.
 - b) Khallasi-----1 Nos.
30. The contractor should be payment as per CLC Law/Order and 7th day of each month otherwise recovery @200/- per day per staff from the contractor bill.
- 31. The Contractor has to arrange and manage record of attendance of staff deployed by him at site through Aadhaar based Biometric Attendance System at service centre . All resources such as Biometric Attendance Machine with all accessories, wifi/internet connection, registration of staff on BAS etc shall be done by the Contractor. The monthly attendance sheet of BAS system shall be enclosed with each R/A Bill. Access to the same shall also be provided to JE/AE in-charge of work.**

However, during Covid period in case of Govt. guideline restricted biometric attendance in that case JE / AE (E) in-charge of work shall mark / verify manual attendance of the contractual staff deployed at site by the contractor
32. Attendance register and record of Biometric attendance of staff deputed shall be maintained and kept at site office and duty chart of workers shall be displayed at site office/service centre.

Additional condition of AC Plant maintenance

- 1. Firm shall carry out all type of AMC work i.e. Item No. 2 through authorized OEM of AC Plant or their Dealer only.**
- 2. All the materials to be used in the work shall be new and of good quality.**
- 3. The equipment/materials / spare parts used in Routine Service or in Annual comprehensive maintenance of AC Plant set shall be procured directly from the manufacturer or authorized dealer and delivery challans/proof of dispatch of material from where the material is purchased in support of genuineness of material shall be submitted along with bill for verification.**
- 4. The contractor has to submit a copy of all the original bill / receipt for purchasing the material/parts from manufacturer/authorized dealer for bonafied use at site.**

**Assistant Engineer (E)-P
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

**Executive Engineer (E)
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

ANNEXURE –I/EQUIPMENT DETAILS

Inventory of AC Plant

High Side Details					
S.No.	Details of Material/Locations	Makes	Years	Qty	
1	Cooling Tower fan 7.5 HP	CEE	2005	2	Nos.
2	Chiller Machine 110 TR	BLUE STAR	2012	4	Nos.
3	Chiller Pump 15 HP	CROMPTON	4 Nos. of Year 2012 1 No. of Year 2024	5	Nos.
4	Condensor Pump 10 HP	CROMPTON	2012	4	Nos.
5	Hot Water Boiler 120 Kw	RAPID COOL	2025	2	Nos.
6	Hot Water Boiler 120 Kw	RAPID COOL	2017	1	Nos.
7	Hot Water Pump 7.5 HP	KIRLOSKAR	3 Nos. of Year 2017 2 Nos. of Year 2025	5	Nos.
8	Cooling Tower fan 7.5 HP	NEW INDIA	2012	2	Nos.

Low Side Details AHU's					
S.No.	Details of Material/Locations	Makes	Years	Qty	
1	Bangal Room AHU 4400 CFM	ZECO	2012	1	No.
2	PM Bed Room AHU 4400 CFM	ZECO	2012	1	No.
3	Aravali AHU 4400 CFM	ZECO	2012	1	No.
4	Shivalik AHU 4400 CFM	BLUE STAR	2012	1	No.
5	Purvanchal AHU 4400 CFM	ZECO	2012	1	No.
6	Vindhya AHU 6000 CFM	UNIVERSAL	2016	1	No.
7	1st Floor Lobby AHU 8000 CFM	UNIVERSAL	2016	1	No.
8	Baradari AHU 8000 CFM and 3000 CFM	UNIVERSAL REVO	2016 2024	2	Nos.
9	Sahyadri AHU 2400 CFM	UNIVERSAL	2017	1	No.
10	Karakoram AHU 8000 CFM	UNIVERSAL	2017	1	No.
11	Bar Room AHU 2000 CFM	UNIVERSAL	2019	1	No.
12	Kailash AHU 4000 CFM	UNIVERSAL	2019	1	No.
13	Kailash AHU 4000 CFM	UNIVERSAL	2019	1	No.
14	Kailash AHU 2400 CFM	UNIVERSAL	2019	1	No.
15	Kedar AHU 4000 CFM	UNIVERSAL	2020	1	No.
16	Kedar AHU 4000 CFM	UNIVERSAL	2020	1	No.
17	Nilgiri AHU 3000 CFM	REVO	2025	1	No.
18	Media Room AHU 3000 CFM	REVO	2024	1	Unit
19	Kailash AHU 2400 CFM	UNIVERSAL	1No. of Year 2024 1No. of Year 2019	2	Unit
	Total AHU			21	Nos.

Inventory of AC Plant					
Low Side Details FCU's					
S.No.	Details of Material/Locations	Makes	Years	Qty	
1	SDR 3 TR	REVO	2025	2	Unit
2	Sahyadri 3 TR	REVO	2025	1	Unit
3	Girnar Conference Room 4 TR	UNIVERSAL REVO	2 Nos. of Year 2012 1 No. of Year 2025	3	Unit
4	Ground Floor Lobby 4 TR	Hi-Tech	2012	4	Unit
5	L.C.R. (Toilet) 2 TR	REVO	2025	1	Unit
6	G.C.R. (Toilet) 2 TR	REVO	2025	1	Unit
7	Sound Room 3 TR	BLUE STAR	2012	1	Unit
8	Shivalik (1 No. 4 TR, 1 No. 3 TR)	1) BLUE STAR / 1) UNIVERSAL	2015	2	Unit
9	A/C Plant Room (2 nos 3 TR, 1 No. 4 TR)	1) BLUE STAR / 2) UNIVERSAL	2016	3	Unit
10	Nilgiri 4 TR	REVO	2025	1	Unit
11	Dhauladhar 3 TR	UNIVERSAL	2017	2	Unit
12	Business centre 3 TR	UNIVERSAL	2017	2	Unit
13	Satpura 3 TR	UNIVERSAL	2017	2	Unit
14	CCTV Room 3 TR	REVO	2024	1	Unit
15	Kailash Lobby Entry Gate 3 TR	UNIVERSAL	2019	1	Unit
16	Kedar Lobby Entry Gate 3 TR	UNIVERSAL	2019	2	Unit
	Total FCU			29	Unit

Annexure-II: Installation/Equipment Details (Make: Universal/ Edgetech)					
S.No.	Details of Material/Locations			Qty	
1	Exhaust Air Scrubber 10000 CFM	REVO	2024	1	No.
2	Vindhya Kitchen Air washer 9000 CFM	REVO	2024	1	No.
3	Cafe Kitchen Air washer 10000 CFM	REVO	2023	1	No.
4	Locker Room Air washer 13000 CFM	UNIVERSAL	2018	1	No.
5	D- Wing Air washer 7000 CFM	UNIVERSAL	2018	1	No.
6	Kedar Scrubber 9000 CFM	UNIVERSAL	2020	1	No.
7	Kedar Air washer 13000 CFM	UNIVERSAL	2020	1	No.
8	Laundry Air washer 12500 CFM	Edgetech	2023	1	No.
	Total			8	Nos.

Scope of Work under operation & comprehensive maintenance service contract

1. Inspecting the chiller and carryout preventive maintenance as per the standard practice of OEM quarterly.
2. Checking the refrigerant system, motor and starters and ensuring healthy condition of the plant.
3. Checking the system for any leaks and rectifying the leaks if found.
4. Checking the refrigeration control system for proper operations and adjusting the setting when required.
5. Descaling of condensers/ chemical cleaning of coils based on our assessment and working parameters of the plant.
6. Cleaning the evaporator if required.
7. Checking of the function of compressor and accessories of chiller for its proper working.
8. Rewinding of fan motor of exhaust fan in case of failure.
9. Repairs of fan motor and replacement of fan blades, in case of failure.
10. Replacing refrigerant gas and compressor oil in the system arising out of system defect, excluding sealed compressor.
11. Checking of the Microprocessor controller for its proper functioning and repair/replacement of the same if found defective.
12. Annual pumping-down and restarting as and when required.
13. Attending to the complaints/breakdown calls whenever called upon.
14. Sample analysis of chilled water and condenser water once in a year and intimating regarding the quality of water if not within the acceptable limits to take the necessary corrective measures.
15. Free replacement of defective/ worn out parts of AC Plant i/c chiller compressor/ thermostat/ cut outs.
16. Taking set of readings and evaluating to ensure satisfactory performance of the plant.

Operation & Risk Protection Contract

Operation and Risk Protection maintenance contract is a combination of Labour maintenance contract and Operation contract. The scope of work for the contract is as follows:

Risk Protection Contract/Comprehensive Maintenance Contract for Central Plants

Contractor shall check and render preventive maintenance service to all the equipment every 3 months i.e., four times in a year during the currency of the contract. Agency will also attend/arrange to attend all normal break- downs if any, on call basis.

Each service will include the following:

1. Checking the functioning of Chiller unit /Air Handling unit/FCU's Pumps/Cooling tower/Controls and all such equipment covered under the contract.
2. Free replacing of defective/worn out parts with new or repaired parts for compressor/thermostat/ cut outs based on contractor end.
3. Repairing of equipment as listed in the equipment list Inventory.
4. Descaling of condenser/chemical cleaning, will be carried out once in a year, preferably during the winter months as per OEM assessment on working condition of plant. Additional descaling, if required will be charged extra. Pre filter replacement will be carried out by contractor on its physical condition and working. Filter to be supplied by Contractor.
5. Replenishing refrigerant gas and compressor oil in the system arising out of system defect, including sealed compressor.
6. Checking of compressor for its proper working.
7. Annual pumping-down and restarting as and when required.
8. Checking of Microprocessor control panel, control boards, transducers of packaged chillers/condensing unit for their correctness and replace if necessary.
9. Replacing of parts due to normal wear and tear.

Operating Contract

1. Within the scope of this contract Blue Star undertakes to operate your air conditioning or refrigeration plants, as per the agreed manpower per shift as per schedule of work OR as per engineer in charge.
2. Daily checks and services include:
 - a. Wherever applicable, operators shall register operating status of the system, condenser chilled water temperature and pressures at the inlet and outlet of heat exchangers, voltage and current on hourly basis during operating hours, in log sheets.
 - b. Keeping all equipment externally cleaned.
 - c. Checking water level and float valve operations in cooling tower, make up water and expansion tank, check compressor oil level wherever applicable.
 - d. Checking all the rotating machines for smoothness of drive, vibration and noise level.
 - e. Checking and adjusting belt tension of all V belt drives, if required.
 - f. Checking of starters for smooth operation.
 - g. Daily logging of operating parameters.
3. Monthly checks and services include: Subject to making the equipment available to Blue Star for checks and services, the following will be carried out:
 - a. All bearings will be checked and lubricated if required.
 - b. Alignment of driven machine with driving machine will be checked and rectified if required.
 - c. Evaporator coils will be inspected and cleaned with compressed air or water if required, subject to availability of such medium for the purpose of cleaning at site. The cleaning medium shall be made available by the Blue Star.
 - d. Refrigeration piping and shaft seal wherever applicable will be inspected for signs of external leaks.
 - e. Checking gland leakages of the pump/valves.

EXCLUSIONS

1. Additional service during the year, over and above 4 Preventive maintenance services. These services shall be offered on chargeable basis.
2. Cleaning of equipment external (like drain piping) to the equipment.
3. Repairs and/or replacement of any spare or equipment due to ageing and damage due to external factors to the equipment. All requirements arising out of normal wear and tear and/or normal break- downs shall be covered under the contract as per the type of the contract.
4. Repairs or replacement of AHU coils and bottom trays.
5. Repairs or replacement of any equipment not specified in the list of equipment.
6. Repairs or replacement of water piping/gate valve/globe valve, modulating and mixing valve, make up water and expansion tank, insulation, ducting, sheet metal, outdoor condenser coils, refrigerant piping, back cover, front grille, dampers, grills, diffuser, false ceiling, microvee electric motor & pumps and HEPA filters, doors, locks, gasket, heating elements, auto defrost system, hinges, doorbell, light fixtures and bulbs.
7. Any kind of masonry, structural and carpentry works.
8. Cooling tower structural, fills, louvers and air washer internals.
9. Painting of plant and associated equipment.
10. Main electrical panel for the system with all components.
11. Repairs to or replacement of, electrical installation like cabling, switch boards, isolators, panels, strip heaters, ammeters, voltmeters and other such instruments external to the equipment.
12. Failure or deterioration of any equipment or parts due to atmospheric condition/corrosive atmosphere.
13. These work include in scope of work for item No. 1 & 2.

**Assistant Engineer (E)-P
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

**Executive Engineer (E)
Delhi Electrical Division-102
CPWD, IP Bhawan,
New Delhi**

Schedule of Work						
NAME OF WORK: RMO AC Plant installed at Hyderabad House New Delhi (SH:- Operation & Maintenance of AC Plant i/c AHU's FCU's, Hot water generator).						
S.No	Description of Items	Qty		Rate	Unit	Amount
1	Providing services for routine/preventing maintenance and operation of AC Plant AHU'S, FCU's, Hot water Generator with electrical panel accessories, assisting in day to day maintaining the desired atmospheric condition and cleaning of filter of AHU's, FCU's etc. of VVIP rooms, cooling tower, hot water generator, plantroom etc. i/c attending the electrical fault/routine checking of electrical panel board of AC plant as required at site as per direction and instruction of Engineer-in charge	12	Months	210038.00	Per Month	2520456.00
2	Annual Comprehensive maintenance contract for 4x110 TR Air Conditioning / Equipments installed at Hyderabad House as per Annexure-I	12	Months	168063.00	Per Month	2016756.00
3	Providing services for routine/preventing maintenance and operation of AC Plant i/c attending the electrical fault/routine checking of electrical panel board of AC plant as required at site as per direction and instruction of Engineer-in charge beyond normal duty hours.					
a)	Skilled	250	Hours	173.00	Per Hour	43250.00
b)	Un-Skilled	100	Hours	142.00	Per Hour	14200.00
		Total Rs.				4594662.00

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