

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
NIT No. 85/EE(E)-I/Bangalore/ BCESD-IV/2026

NAME OF WORK: Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
Office of the Assistant Engineer(E),
C.P.W.D, BCESD-IV, Kendriya Sadan, Bangalore-560034.

NAME OF WORK: Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.

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This NIT contains 28 (twenty-eight) pages only

Insertion: NIL
Correction: NIL
Deletion: NIL

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PART –A

INFORMATIONS AND INSTRUCTIONS FOR

CONTRACTORS FOR e TENDERING,

CPWD 6 AND 7

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING FORMING PART OF NIT AND TO BE POSTED ON WEB SITE

Assistant Engineer (E), CPWD, BCESD-IV, CPWD, Bangalore on behalf of President of India invites online percentage rate bids from **the Manufacturers and their authorized service representatives** for the following work.

S. No.	NIT No.	Name of work & Location	Estimated cost put to bid	E	Period of Completion	Last date & time of submission of bid	Last date and time for submitting Physical EMD in original and obtaining receipt of depositing EMD in any CPWD division	Time & date of opening of bid
1	2	3	4	5	6	7	8	9
1	85/EE(E)-I/Bangalore/ BCESD-IV/2026	Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.	Rs. 1,00,644/-	Rs. 2,013/-	12(Twelve) Month	Up to 15.30 hrs on 30.09.2026	Upto 15.00 hrs on 30.09.2026	16.00 hrs on 30.09.2026

**** To be filled by AE**

- 1.** The intending bidder must read the terms and conditions of CPWD-6 carefully. He should submit his bid if only he considers himself eligible and he is in possession of all the documents required.
- 2.** Information and Instructions for bidders posted on website shall form part of bid document
- 3.** The bid document consisting of plans, specifications, the schedules of quantities of various type of items to be executed and set of terms and conditions of contract to be complied with and other

Insertion: NIL
Correction: NIL
Deletion: NIL

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necessary documents can be seen and downloaded from website <https://etender.cpwd.gov.in> or www.cpwd.gov.in free of cost.

4. But the bid can only be submitted after deposition of original EMD either in the Office of Executive Engineer inviting the bid 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, Fixed Deposit Receipt/bank guarantee(for balance amount as described) 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.
5. Those Contractors who have not registered or have not updated their profile on the website mentioned above, are required to get registered/update their profile before hand. The necessary training materials including the video with step to step process are available at the download section of <https://etender.cpwd.gov.in>.
6. The intending bidder must have valid class-III digital signature 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>.
7. On the opening date, the contractor can login and see the bid opening process. After opening of bids he will receive the competitor bid sheets.
8. Contractor can upload documents in JPG format and PDF format.
9. 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.
10. If the contractor is found ineligible after opening of bids, his bid shall become invalid.
11. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and the hard copies as submitted by the lowest bidder, the bid shall become invalid.

12. LIST OF DOCUMENTS TO BE SCANNED AND UPLOADED WITHIN THE PERIOD OF BID SUBMISSION:

12.1 Insurance Surety Bond, Demand Draft/ Account Payee Banker's Cheque / FDR/ Bank Guarantee of any commercial Bank against EMD.

12.2 Receipt for deposition of original EMD issued from any Division office of Executive Engineer, CPWD.

12.3 Proof /Certificate of Original Equipment Manufacturer for lifts or Authorized Service Representative.

12.4 GST Registration Certificate if already obtained by the bidder.

12.5 **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".

12.6 Copy of PAN card of the bidder.

INFORMATION AND INSTRUCTIONS FOR EXECUTIVE ENGINEER for e-TENDERING

The Executive Engineer of any division/projects or any other officer designated by CPWD Directorate from time to time are authorized to receive the original EMD for tender or tenders of any other division/projects.

Assistant Engineer-Electrical, BCESD-IV CPWD Bangalore 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 EMD	
(Receipt No. / date)	
1. Name of work: Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.	
2. NIT No. 85/EE(E)-I /Bangalore/BCESD-IV/2026	
3. Estimated cost: Rs. 1,00,644/-	
4. Amount of Earnest Money Deposit: Rs 2,013/-	
5. Last date of submission of bid: 30.09.2026	
(*To be filled by Tender inviting authority/ NIT approving authority at the time of issue of NIT and uploaded along with NIT)	
1. Name of Contractor#	
2. Form of EMD#	
3. Amount of Earnest Money Deposit #	
4. Date of submission of EMD #	
Signature, Name and Designation of EMD receiving officer along with Office stamp	
# To be filled by EMD receiving EE/DDH	

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

Insertion: NIL
Correction: NIL
Deletion: NIL

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**GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
NOTICE INVITING e-TENDER**

Percentage rate bids are invited on behalf of President of India from the **Manufacturers and their authorized service representatives** for the work of **Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.**

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

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

1.1 The work is estimated to cost **Rs.1,00, 644/-**. This cost, however, is given merely as a rough guide.

1. Agreement shall be drawn with the successful bidders on Form No. CPWD 7 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.
2. **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.**
3. The site for the work is available.
4. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract can be seen on website <https://etender.cpwd.gov.in> or www.cpwd.gov.in free of cost.
5. 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.
6. 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.
7. 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.
8. Online bid documents submitted by intending bidders shall be opened on those bids whose **EMD** and all other documents are in order.
9. Earnest Money in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (for balance amount as prescribed) from any of the

Insertion: NIL
Correction: NIL
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Commercial Banks(drawn in favour of **Executive Engineer (E), BCED-II, CPWD, Bangalore** shall be scanned and uploaded on the e-Tendering website within the period of bid submission. The original EMD should be deposited either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving Executive Engineer (including NIT issuing EE/AE) shall issue a receipt of deposition of earnest money deposit to the bidder in a prescribed format (enclosed) uploaded by tender inviting EE in the NIT.

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

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

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

The bid submitted shall be opened at **16:00 on 30.09.2026**

10 . The bid submitted shall become invalid if:

- (i) The bidder is found in eligible.
- (ii) The bidder does not upload scanned copies 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 tender opening authority.
- (iv) If a tenderer does not quote any percentage above or below on the total amount of the 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 at specified percentage of the tendered amount as mentioned in schedule E and within the period specified in Schedule F. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of the Commercial Banks in accordance

with the prescribed form. In case the contractor fails to deposit the said performance guarantee within the period as indicated in Schedule 'F', including the extended period if any, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee. The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/ registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board including Provident Fund Code No. If applicable and also ensure the compliance of aforesaid provisions by the subcontractors, if any engaged by the contractor for the said work within the period specified in Schedule F.

- 12 . The description of the work is as follows:

Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.

Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids, the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidders shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.

- 13 . The contractors whose bid is accepted will also be required to furnish either copy 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 subcontractors, if any engaged by the contractor for the said work with in the period specified in schedule F.
- 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 for 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 rates 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 a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazetted officer in the Central Public Works Department or in the Ministry of Urban Development. Any breach of this condition by the contractor would render him liable to be removed from the approved list of contractors of this Department.
- 18 . 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.
- 19 . The bid for the works shall remain open for acceptance for a period of **Thirty (30) days** from the date of opening of bids. Further
 - I) If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department within 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
 - II) If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department after expiry of 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
 - III) In case of forfeiture of earnest money as prescribed in para (i) and (ii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.
- 20 . This notice inviting Bids 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 part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.

b) Standard C.P.W.D. Form 7 or other Standard CPWD forms as applicable.

21 . 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 Assistant Engineer (e-mail Id: bcesd4cpwd.blr@gmail.com) or ERP helpline no. 18001803286 or e-mail Id cpwd.support@techmahindra.com. The e- tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.

Assistant Engineer(E)
BCESD-IV, CPWD, Bangalore.

**GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
PERCENTAGE RATE TENDER & CONTRACT FOR WORKS**

Tender for the work of **Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.**

- i) i) **To be uploaded by 15:30 hours on 30.09.2026 at <https://etender.cpwd.gov.in>.**
- ii) **To be opened in presence of tenderers who may be present at 16:00 hours on 30.09.2026 in the office of the Assistant Engineer -Electrical, BCESD-IV, CPWD, Bangalore.**

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, particular specifications, Schedule of Rates & 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 respect of accordance with, such conditions so far as applicable.

I/We agree to keep the tender open for **30 (Thirty)** days from the due date of its opening ~~in case of single bid system, 75 (Seventy five) 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 modification in its terms and conditions.

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

A copy of earnest money deposit receipt of prescribed amount deposited in the form of Insurance Surety Bonds, Account Payee Demand draft, Fixed Deposit Receipts, Bankers Cheque or Bank Guarantee (as prescribed) issued by a Commercial Bank is scanned and uploaded (strike out as the case may be). If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that the said President of India or his successors, in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, if I/We fail to commence work as specified, I/ We agree that President of India or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form.

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

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

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

Dated:

Signature of Contractor

Witness:

Postal Address

Address:

Occupation:

ACCEPTANCE

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

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

(a)

(b)

(c)

For & on behalf of President of India

Signature

Dated:

Designation

PROFORMA OF SCHEDULES**SCHEDULE 'A'**

Schedule of quantities (as per PWD-3): Enclosed at page No: **27-28**

SCHEDULE 'D'

Extra schedule for specific requirements/document for the work, if any: NIL

SCHEDULE 'E'

Reference to General Conditions of contract:

General Conditions of Contract- Maintenance works 2023 & CPWD Form 7 modified & corrected up to last date of receipt of tenders.

Name of Work: Comprehensive annual maintenance of 1 No 10-passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.

Estimated cost of work : **Rs.1,00,644/-**

(i) Earnest Money : **Rs. 2,013/-**

(ii) Performance Guarantee : 5% of tendered value or 5% of ECPT whichever is higher

(iii) Security Deposit : 2.5% of tendered value

SCHEDULE 'F'**GENERAL RULES & DIRECTIONS:**

Officer inviting tender: **Assistant Engineer (E), BCESD-IV, CPWD, Bangalore.**

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 : **Assistant Engineer (E), BCESD-IV, CPWD, Bangalore.**

2(viii) Accepting Authority : **Assistant Engineer (E), BCESD-IV, CPWD, Bangalore.**

2(x) Percentage on cost of materials and

Labour to cover all overheads and profits: **15%**

2(xi) Standard Schedule of Rates: **Delhi Schedule of Rates 2025 with up-to-date correction slips**

2(xii) Department : **Central Public Works Department**

9(ii) Standard CPWD Contract Form: **GCC 2023 for Maintenance works, CPWD Form 7 Modified & Corrected up to last date of receipt of bid/tender.**

Clause 1

i) Time allowed for submission of Performance Guarantee, Program chart, (time and progress) and applicable labour licenses, registration with EPFO, ESIC, BOCW welfare board or proof of applying thereof from the date of issue of letter of acceptance : **7 (Seven) days**

Insertion: NIL
Correction: NIL
Deletion: NIL

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- ii) Maximum allowable extension with late fee @ 0.1% of Performance Guarantee amount per day beyond the period provided in (i) above :5 (Five) days

Clause 2

Authority for fixing compensation under clause 2: **Chief Engineer, CPWD, Bangalore or successor thereof.**

Clause 2A

Whether Clause 2A shall be applicable : **No**

Clause 5

Number of days from the date of issue of letter

of acceptance for reckoning date of start : **12 (Twelve) days**

S.No	DESCRIPTION OF MILESTONES	TIME ALLOWED IN DAYS (FROM DATE OF START)	AMOUNT TO BE WITHHELD IN CASE OF NON-ACHIEVEMENT OF MILESTONE
	As per schedule of quantities	12 months	5.0% of tendered value

Time allowed for execution of work: **12(Twelve) months**

Authority to decide:

- i) Extension of time: : Engineer-in-Charge or successor designated by CPWD
- ii) Rescheduling of milestones : Chief Engineer, CPWD, Bangalore
- iii) Shifting of date of start in case of delay in handing over of site : Chief Engineer, CPWD, Bangalore

Proforma of Schedules Clause 5 Schedule of handing over of site

Part	Portion of site	Description	Time period for handing over reckoned from date of issue of letter of intent
Part A	Portion without any hindrances	All portion without any hindrances	Immediate
Part B	Portion with any hindrances	N/A	N/A
Part C	Portion dependent on works of other agencies	N/A	N/A

Clause 5

Applicable : clause 5A

Insertion: NIL
Correction: NIL
Deletion: NIL

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Clause 6**Computerized measurement book/ 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

: **0.08 Lakhs (Zero point Zero Eight lacs only)**

Clause 7A

Whether Clause 7A shall be applicable : **Yes**

(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.)

Clause 10A

List of testing equipment to be provided

by the contractor at site lab.

: Not Applicable

Clause 10B (ii)

Whether Clause 10 B (ii) shall be applicable

: **No**

Clause 10C

Component of labour expressed as

percentage of value of work

: **25 %**

Clause 10CC

: **Not applicable**

Schedule of component of other Materials, Labour etc. for price escalation.

Component of civil (except materials covered

Under clause 10CA) /Electrical construction Materials) -

: $X_m = \%$ (Not Applicable)

expressed as percent of total value of work.

Component of Labour –

expressed as percent of total value of work.

: $Y = \%$ (Not Applicable)

Clause 11

Specifications to be followed for execution of work:

- (i) CPWD General Specifications for Electrical Works Part III- Lifts 2003, amended upto date.

Clause 12

Authority to decide deviation upto 1.5 times the tendered amount

: Chief Engineer,
CPWD, Bangalore

12.2. & 12.3 Deviation Limit beyond which clauses

12.2 & 12.3 shall apply for building work : **no limit**

12.5 (i) Deviation Limit beyond which clauses

12.2 & 12.3 shall apply for foundation work : **no limit**

(Except items mentioned in earth work sub head in DSR and related items)

(ii) Deviation limit for items mentioned in earth

Work sub head of DSR of related items : **no limit**

Clause 16

Competent Authority for

deciding reduced rates : **Chief Engineer, CPWD, Bangalore**

Clause 18

List of mandatory machinery, tools & plants to be deployed

by the contractor at site : **As required at site**

Clause 19C: Executive Engineer-Electrical-I, CPWD, Bangalore is the authority to decide penalty for each default

Clause 19D: Executive Engineer-Electrical-I, CPWD, Bangalore is the authority to decide penalty for each default

Clause 19G: Executive Engineer-Electrical-I, CPWD, Bangalore is the authority to decide penalty for each default

Clause 19K: Executive Engineer-Electrical-I, CPWD, Bangalore is the authority to decide penalty for each default

Clause 25

(i) **Conciliator:** ADG, Region- Bengaluru or successor thereof

(ii) **Arbitrator Appointing Authority:** Chief Engineer, CPWD, Bangalore or successor thereof

(iii) **Place of Arbitration:** Bangalore or as decided by the Arbitrator Appointing Authority in consultation with both the parties.

Clause 32 (i) Requirement of Technical Representative(s) and recovery Rate

.S.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
.	.Not applicable					

Clause 38: Not applicable.

Insertion: NIL
Correction: NIL
Deletion: NIL

AE(E)

PART-B
ADDITIONAL CONDITIONS, PARTICULAR SPECIFICATIONS AND
SCHEDULE OF QUANTITIES

Insertion: NIL
Correction: NIL
Deletion: NIL

AE(E)

1. GENERAL

The work shall be generally carried out in accordance with tender/bid specifications and the following specifications / rules.

- 1.1. CPWD General Specifications for electrical works Part-III-Lifts& Escalators- 2003 with up-to-date amendments
- 1.2. Commercial and Additional conditions for this work.
- 1.3. The Indian Electricity Act, 2003, as amended upto date.
- 1.4. Indian Electricity Rules 1956 amended up-to date.

2. COMMERCIAL CONDITIONS

- (a) **Type of Contract:** The work to be awarded by this tender shall be treated as indivisible works contract.
- (b) Income tax, GST, labour cess & other statutory deductions etc. shall be made at source as per the prevalent laws. The deductions of Security Deposit, Income-Tax etc. shall be done after calculation of the due payment and net payment shall be reduced accordingly.
- (c) **RATES:** The rates quoted by the tenderer, shall be firm and inclusive of all taxes (including GST, labour cess etc.).
- (d) The tenderer shall himself assess the requirements of materials, contingencies and other site-specific constraints for execution of the work and that may affect the work and no extra charge attributed due to any misunderstanding or otherwise shall be allowed.

3. COMPLETENESS OF TENDER

All sundry equipment, fittings, unit assemblies, accessories, hardware items, foundation bolts, termination lugs for electrical connections, and all other items which are necessary for efficient operation of the work unless specifically otherwise elsewhere in the document shall be deemed to have been included in the tender irrespective of the fact whether such items are specifically mentioned in the tender documents or not.

4. STORAGE AND CUSTODY OF MATERIALS

The agency has to make his own arrangement for storage of materials. No storage accommodation shall be provided by the department. Watch and ward of the stores and their safe custody shall be the responsibility of the contractor.

5. CARE OF THE BUILDING

Care shall be taken by the contractor while handling and installing the various equipment's and components of the work to avoid damage to the building. He shall be responsible for repairing all damages and restoring the same to their original finish at his cost. He shall also remove at his cost all unwanted and waste materials arising out of the installation from the site of work as and when occurs.

6. PERIOD OF CONTRACT

The completion period indicated in the tender documents is for the entire work including arrangement of materials & equipment, delivery at site including transportation, testing and commissioning wherever applicable and upkeep of the entire system to the satisfaction of the Engineer-in-charge.

7. EXTENT OF WORK

7.1. The work shall comprise of entire labour including supervision and all materials necessary to make a complete installation and such tests and adjustments and commissioning, as may be required by the department. The term installation shall not only mean major items of the plant and equipments covered by specifications but all incidental sundry components necessary for complete execution and satisfactory performance of installation with all layout drawings whether or not those have been mentioned in detail in the tender document in connection with this contract as this is a turnkey job.

7.2. The extent of work pertaining to each item of work is detailed in the particular specifications for the respective item mentioned in this document and shall be invariably followed.

8. EXCLUSIONS AND WORK TO BE DONE BY OTHER AGENCIES

The following items shall be deemed to be excluded from the scope of work

- a) Refinishing, repair or replacement of elevator car enclosure, elevator car and landing door panels, Alarm bell / buzzer.
- b) Repair / replacement of LED lights, fans, UPS, batteries
- c) Repair / replacement of any other equipment or accessory not forming part of the initial supply of the elevator equipment although provided as a necessary accessory by or to the customer. This includes Accessories such as EBD / KRD, Intercom, LAS, BMS, DCS, E-Link & Group Indicators.

9. INDEMNITY

The successful tenderer shall at all times indemnify the department, consequent on this works contract. The successful tenderer shall be liable, in accordance with the Indian Law and Regulations for any accident occurring due to any cause and the contractor shall be responsible for any accident or damage incurred or claims arising therefrom during the period of erection, construction and putting into operation/maintenance of the equipments and ancillary equipments under the supervision of the successful tenderer. The successful tenderer shall also provide all insurance including third party insurance as may be necessary to cover the risk. No extra payment would be made to the successful tenderer on account of the above.

Insertion: NIL
Correction: NIL
Deletion: NIL

AE(E)

10. TOOLS & TACKLES

No tools and tackles would be made available by the department. The successful tenderer shall make his own arrangement for all these facilities.

11. LOCATION

The work is to be executed at proposed at Visveswaraya Guest house, Koramangala, Bangalore. The Contractor is advised to visit the site before submission of their tender and ensure that equipment being offered by them can be accommodated in the spaces available and for assessing the scope of work.

12. CO-OPERATION WITH OTHER AGENCIES:

The successful tenderer shall co-ordinate with other contractors, agencies, user department and exchange freely so as to make the execution of contract a smooth one. No remuneration is claimable for such co-operation. If any unreasonable hindrance is caused in maintenance on this account, the loss of service on this account will be recovered from the contractor for that period on pro rata basis.

13. SAFETY CODES & STATUTORY REGULATIONS

- 13.1. Nothing in this specification shall be construed to relieve the successful tenderer of his responsibility for comprehensive maintenance of the equipment and its accessories in accordance with applicable statutory regulations and safety codes.
- 13.2. Successful tenderer shall arrange for compliance with statutory provisions of safety regulations and safety codes in respect of labour employed on the work by the tenderer. Failure to provide such safety requirement would make the tenderer liable for penalty as per tender conditions. In addition, the department will be at liberty to make arrangement for the safety requirements at the cost of successful tenderer and recover the cost thereof from him.

14. VERIFICATION OF CORRECTNESS OF EQUIPMENT AT DESTINATION

The contractor shall have to produce all the relevant records to certify that the genuine equipment's from the manufacturers has been supplied and erected.

15. QUALITY & GENUINENESS OF MATERIAL

Adequate care may be taken such that only tested and genuine materials of proper quality are used in work shall be ensured by firm.

The firm shall also ensure that:

- a) The firm will be required to procure material directly from the manufacturer/ their authorized dealers to ensure genuineness & quality and as per the approved makes only. Proof in this regard shall be submitted by the contractor to the department, if so required.
- b) Inspection at factory, as required, shall be arranged by the firm on a mutually agreed date, if stipulated. Department shall reserve the right to waive inspection in lieu of suitable test certificate, at its discretion.

- c) All the materials to be supplied by the contractor shall be procured & brought to site as per requirement at site of work in consultation with department so that these materials are not damaged & their manufacturer's warranty is not getting void.

16.COMPLIANCE WITH REGULATIONS AND INDIAN STANDARDS:

All works shall be carried out in accordance with relevant regulation, both statutory and those specified by the Indian Standards related to the works covered by this specification.

- 16.1. Factories act
- 16.2. Indian Electricity Rules
- 16.3. BIS & other standards as applicable
- 16.4. Workmen's compensation act
- 16.5. Statutory norms prescribed by local body(s), CEA/Karnataka State Electrical Inspectorate, Power Supply Co., etc.

Nothing in this specification shall be construed to relieve the successful tenderer of his responsibility for the design, manufacture and installation of the equipment with all accessories in accordance with currently applicable statutory regulations and safety codes.

17.POWER SUPPLY

The power supply for carrying out the work is available at site of work.

18.WATER SUPPLY

The water supply for carrying out the work is available at site of work.

PARTICULAR SPECIFICATION FOR ANNUAL COMPREHENSIVE MAINTENANCE OF LIFTS

EXTENT OF WORK

1. Responsibility for comprehensive maintenance of lift in sound condition except its daily operation shall be in scope of the contract.
2. Contractor shall in accordance with their terms hereof, regularly examine, lubricate and adjust lift parts & its allied equipment's and carry out planned maintenance in a systematic and controlled manner using development techniques and expertise.
3. Scheduled Service of lift shall be carried out at least once in a month and as frequently as the company feels necessary based on the age, nature, type location and condition of the elevator and the contractor take all reasonable care and maintain the lift equipment in safe and proper working condition.
4. The breakdown calls shall be attended and rectified within 24 hours of reporting the complaint. If the lift is not put back into operation within 24 hrs, recovery at a rate of Rs. 15/- (Rupees fifteen only per hour) in addition to the pro-rata basis recovery on maintenance charges will be effected.
5. The lift operator, Junior Engineer (E) and the Assistant Engineer (E) are the authorized officials of department for reporting the complaints either over telephone / in writing / in person and they are also authorized to sign service reports. However, gate pass for removal of any company materials from site shall require the signature of the JE(E) / AE(E) or persons authorized by them.
6. A log book shall be maintained and details of servicing as well as break down calls attended should be recorded in the log book with the date and time of complaint as well as date and time of attending / rectification, scheduled services carried out and this should be signed by the complainant as well as the representative of the contractor.
7. Genuine materials of Manufacturers or third party vendors authorized by lift manufacturer should only be used in the work for service and repairs. The department reserves right to reject if it is found substandard and does not conform to relevant standards.
8. It shall be the responsibility of the contractor to ensure the following works.
 - 8.1. The wire ropes, chains are serviced and well maintained and are repaired/replaced as often as required to maintain the user safety of lifts, equalization of tensioning at hoisting ropes, repair or replace power conductor cables and hoist way and machine room elevator wiring within the cost of the comprehensive contract as per the replacement/repair schedule of the OEM.
 - 8.2. Systematically examine and adjust the following components: Machine, Worm gear, Thrust Bearings, Drive Sheave Drive Sheave Bearing, Brake Contract, Linings and Components; Controller, Selector, Leveling Devices, cams, relay Solid State Components, e.g. PCBs, Transducers, Resistance, Condensers, Power Amplifiers, Transformer, Contacts, Leads, Dashpots, Timing Devices, Steel selector tapes and Mechanical and Electrical Driving Equipment.
 - 8.3. Examine and correct Governor, Governor Sheave, Shaft Assembly, Bearing, Contacts and Governor Jaws; Car and Hall Mechanical Buttons, Car and Hall Position indicators, Hall Lanterns, Car Direction Indicators and all other Car and Landing Signal Fixtures, as installed by contractor.
 - 8.4. Examine and adjust Deflectors or secondary sheave, Bearings, car and Counterweight guide Rails and Buffers Top and Button Limit switches, Governor Tension Sheave Assembly, Compensating sheave Assembly, Car, Counterweight Guide shoes including Rollers or Gibbs. Interlocks on Hoist way Door, Hangers, Guide, Automatic Power Operated Door Operator, Car Door Hanger, car Door Contact, safety Shoe, Load Weighting Equipment, Car Frame, Car safety Mechanism and Platform.

Insertion: NIL
Correction: NIL
Deletion: NIL

AE(E)

- 8.5. User safety of lifts shall be the sole responsibility of the contractor and he shall ensure all measures to avoid damages or human accidents or accidents of any form on account of bad workmanship and inferior materials.
9. The contractor shall submit the signed copies of the job card showing the scheduled service carried out each month and details of the break down/ shut down/other preventive maintenances carried out on lifts duly signed by the authorized representative on behalf of CPWD/user department as the case may be.
10. The following works are excluded from scope of the contract
- 10.1. Refinishing, repair or replacement of elevator car enclosure, elevator car and landing door panels, Alarm bell / buzzer.
- 10.2. Repair / replacement of LED lights, fans, UPS, batteries.
- 10.3. Repair / replacement of any other equipment or accessory not forming part of the initial supply of the elevator equipment although provided as a necessary accessory by or to the customer. This includes Accessories such as EBD / KRD, Intercom, LAS, BMS, DCS, E-Link & Group Indicators.
11. The work to be carried out under the contract shall except as otherwise provided in these conditions, including all labour, materials, which may be required for fill and entire execution and completion of the work.
12. Contractor shall make his own arrangement for all the tools, tackles, measuring instruments and consumables required for the execution of the work.
13. The contractor shall examine the quantum of work and shall satisfy himself before submitting tender. He shall himself assess the requirements of materials, contingencies and other circumstances which may affect his tender. No extra charges on account of any misunderstanding or otherwise shall be allowed.
14. The Contractor shall be deemed to have satisfied before tendering, as to correctness and sufficiency of his tender, the work and prices. This shall except as otherwise provided, all obligation under the contracts and all matters and things necessary for the proper completion and maintenance of the works.
15. The Contractors shall, at his own expense arrange for the safety provisions as required by the Engineer-in-charge in respect of all workers directly or indirectly employed for the work and shall provide all facilities in connection there with. In case the contractors fails, to make arrangements and provide necessary facilities, the Engineer – in - charge shall be entitled to do so, and recover the cost there of, from the contractor.
16. The contractor shall not any time do cause or permit any nuisance on the work site or do anything which shall cause unnecessary disturbance or convenience to occupants.
17. Payment shall be made against submission of running bills on quarterly basis for complete work.
18. 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 due to the wrong operation of the equipment's or negligence of the contractor's staff. The decision of Engineer-in-charge in this respect will be final and binding.
19. If any material is required for urgent repair (beyond routine maintenance), which is to be supplied by the department, free of cost and not available with department, the contractor has to provide the same on the written request of Engineer-In-Charge on extra cost permissible as per relevant conditions of contract.
20. If any material shall be supplied by the department to replace the faulty one, dismantled materials are to be returned back to the department after replacing the new one.

21. The firm's representative shall sign the lift log-book maintained by the department.
22. The department reserves the right to discontinue the contract without assigning any reason at any time with a notice of one month. No claim shall be entertained on this account.
23. The contractor has to follow the local security /safety rules and regulations prevailing in the area.

Assistant Engineer (E)
BCESD-IV, CPWD, Bangalore

PRICE BID

Insertion: NIL
Correction: NIL
Deletion: NIL

AE(E)

SCHEDULE OF QUANTITIES					
Name of Work: Comprehensive annual maintenance of 1 No 10 passenger lift installed at Visveswaraya Guest House, GPOA Campus, Koramangala, Bangalore.					
Sl. No	Description of Items	Qty	Unit	Rate	Amount
1	Annual comprehensive maintenance of 10 passenger lift which include routine,preventive & Break down maintenance as per conditions attached	12	Months	8387.00	₹ 1,00,644.00
	Total amount				₹ 1,00,644.00
			Assistant Engineer(E)		
			BCESD-IV, CPWD, Bangalore		

Insertion: NIL
Correction: NIL
Deletion: NIL

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