

The Superintending Engineer-Civil, AIIMS Bilaspur H.P. on behalf of the Executive Director ,AIIMS Bilaspur, HP invites online item rate bids from the approved and eligible CPWD registered contractors' in appropriate class in Building and Road category or approved & eligible contractors of MES, State PWD's, BRO, Departments'/construction wings of Railways, Defence, Environment & Forests , Information & Broadcasting, Department of Posts/Space, Central Public Sector Undertakings(CPSUs), State Public Sector Undertakings (SPSUs)/Corporations/Development Authorities, Public Sector Banks(CPSBs),Public Sector Insurance Companies(CPSICs), Financial Institutions (FIs),Autonomous Bodies (ABs),Central/State Universities etc. or specialized agency for the work of Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.

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

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

- 1.1 The work is estimated to cost ₹ **2,03,83,079/-**. This estimate, however, is given merely as a rough guide.
  - 1.1.1 The eligibility of bidders will correspond to the combined estimated cost of different components put to bid.
2. Agreement shall be drawn with the successful bidder on the prescribed 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](http://www.cpwd.gov.in). Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.
3. The time allowed for carrying out the work will be **12 month(s)** 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.

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4. The site for the work is available.
  5. The bid document consisting of building plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract Form-**2023 (with amendment)** can be seen from website <https://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 date and time 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 date and time of submission of bid as notified.
  8. Earnest Money **₹ 4,07,662/-** in the form of Treasury Challan or Demand Draft or Pay Order or Banker's Cheque or Deposit at call receipt or Fixed Deposit Receipt (**drawn in favour of Miscellaneous Fund, AIIMS Bilaspur, HP**) shall be scanned and uploaded to the e-tendering website within the period of bid submission.

The original EMD should be deposited in the office of Executive Engineer Civil AIIMS Bilaspur H.P. inviting bids within the period of bid submission. The EMD receiving Executive Engineer Civil AIIMS Bilaspur H.P. shall issue a receipt of deposition of earnest money deposit to the bidder in the relevant prescribed format (enclosed) uploaded by tender inviting EE Civil AIIMS Bilaspur H.P. in the NIT.

The receipt shall also be uploaded to the e-tendering website by the intending bidder up to the specified bid submission date and time.

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 lakhs, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee of any scheduled bank having validity for 90 days or more from last date of receipt of bids which is to be scanned and uploaded by the intending bidders.

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9. Copy of Enlistment Order and certificate of work experience along with respective completion certificate and other documents as specified in the press notice shall be scanned and uploaded to the e-Tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in press notice shall have to be submitted by the lowest bidder only 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 EMD is received physically before Tender Opening date & Time in the office of Executive Engineer(C), AIIMS Bilaspur, HP and other documents scanned and uploaded are found in order.**

The bid shall be submitted up to time indicated in CPPP.

- 10.** The bid submitted shall become invalid if,
- i) The bidder is found ineligible.
  - ii) The bidder does not upload Treasury Challan/Demand Draft/Pay Order or Banker's Cheque/Deposit at Call Receipt/FDR/Bank Guarantee of any Scheduled Bank against EMD and does not deposit original EMD within prescribed date and time.
  - iii) The bidder does not upload all documents (including GST registration/undertaking as applicable/relevant) and as stipulated in the bid document. (e.g. Valid Enlistment Order of the CPWD registered Contractor in appropriate class of composite (B&R) category or approved & eligible contractors of MES , State PWD's , BRO, Departments' construction wings of Railways, Defence , Environment & Forests , Information & Broadcasting & Department of Posts/Space, Central Public Sector Undertakings(CPSUs), State Public Sector Undertakings (SPSUs)/Corporations/Development Authorities, Public Sector Banks(CPSBs),Public Sector Insurance Companies(CPSICs), Financial Institutions (FIs),Autonomous Bodies (ABs),Central/State Universities etc.)
  - iv) If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as

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submitted physically by the lowest bidder in the office of tender opening authority.

- v) 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 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 of **5% (Five Percent)** of the bid amount within the period specified in Schedule F. This guarantee shall be in the form of Deposit at Call receipt of any scheduled bank/Banker's cheque of any scheduled bank/Demand Draft of any scheduled bank/Pay order of any Scheduled Bank or Institute Securities or Fixed Deposit Receipts or Guarantee Bonds of any Scheduled Bank or the State Bank of India 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 shall not be eligible for further tender for a period of one year if after opening of the tender, the contractor withdraws or modify bid during period of validity of tender or after award of work fail to sign the contract or submit performance guarantee before deadline defined in bid document.
12. 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 upon 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

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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 Institute and local conditions and other factors having a bearing on the execution of the work. In addition to the above, bidders are advised to see for themselves the bridges existing on the approach passage to the site for assessing the position with regard to carriage of building materials and T&P. Nothing extra shall be payable to the successful bidder for any type of existing restricted conditions with regard to the above.

13. The competent authority on behalf of the Executive Director, AIIMS Bilaspur, HP does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
14. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection.
15. The competent authority on behalf of the Executive Director, AIIMS Bilaspur, HP 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 quoted rates.
16. GST or any other tax applicable in respect of inputs procured by the contractor for this contract shall be payable by the Contractor and the Institute (i.e. AIIMS Bilaspur H.P) will not entertain any claim whatsoever in respect of the same. However, component of GST at time of supply of service (as provided in CGST Act 2017) provided by the contractor shall be varied if different from that applicable on the last date of receipt of tender including extension if any.
17. The contractor shall not be permitted to bid for works in the office 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

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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 AIIMS Bilaspur, HP or in the Ministry of Health & Family Welfare. 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 Institute (i.e. AIIMS Bilaspur H.P.) is allowed to work as a contractor for a period of one year after his retirement from the institute service, without prior permission of the competent Authority i.e. Executive Director, AIIMS Bilaspur, HP 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 Institute 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 **Seventy-Five (75) days** from the date of opening of technical bid. If any bidders withdraw his tender before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to the department, then the Institute shall, without prejudice to any other right or remedy, be at liberty to forfeit 100% of the said earnest money as aforesaid. Further, the bidders shall not be allowed to participate in the retendering process of the work.
20. This notice inviting Bid shall form a part of the contract document. The successful bidder/contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of: -
  - a) The Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.

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b) Form GCC 2023, CPWD Form 7 modified and amended up-to last date of online submission of bids.

**For & on behalf of the the Executive Director, AIIMS Bilaspur, HP.**

**Signature .....**

Executive Engineer, Civil,  
Civil Division,  
AIIMS Bilaspur, HP.

**INFORMATION AND INSTRUCTIONS FOR BIDDERS  
FOR e-TENDERING**

**AIIMS Bilaspur, HP**

1. The Executive Engineer-Civil, AIIMS Bilaspur, HP, on behalf of the Executive Director, AIIMS Bilaspur, HP invites online Item Rate bids from approved and eligible CPWD registered contractors' in appropriate class in Buildings and Road category and/or approved & eligible contractors of MES, State PWD's, BRO, Departments'/construction wings of Railways, Defence, Environment & Forests, Information & Broadcasting & Department of Posts/Space, Central Public Sector Undertakings (CPSUs), State Public Sector Undertakings (SPSUs)/Corporations/Development Authorities, Public Sector Banks(CPSBs),Public Sector Insurance Companies(CPSICs), Financial Institutions (FIs),Autonomous Bodies (ABs),Central/State Universities etc. or Specialized Agency for the work:

1	2	3	4	5	6	7	8	9
S.No.	NIT No.	Name of work & Location	Estimated cost put to tender	Earnest Money	Period of Completion	Last date & time of submission of online bid, submission documents as specified in the NIT.	Last date of submission of all the scanned and uploaded documents as specified in the NIT in physical form by the lowest bidder	Time & date of opening of online tender
1	SE-C/AIIMS/BLS/2025-26/ MEP/07	Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.	<b>₹ 2,03,83,079/-</b>	<b>₹ 4,07,662/-</b>	<b>12 months</b>	As per CPPP	Within one week after the date of opening of financial bid	As per CPPP

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2. 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 from website <https://eprocure.gov.in> free of cost.
  3. The enlistment of the contractors should be valid on the last date of submission of bids.
  4. In case only the last date of submission of bid is extended, the enlistment of contractor should be valid on the original date of submission of bids.
  5. Those contractors not registered on the website mentioned above, are required to get registered beforehand. If needed they can be imparted training on online tendering process as per details available on the website. The intending bidder must have valid class-III digital signature to submit the bid.
  6. Earnest Money can be paid in the form of Treasury Challan or Demand Draft or Pay Order or Banker's Cheque in or Deposit at call receipt or Fixed Deposit Receipts **(drawn in favour of Miscellaneous Fund, AIIMS Bilaspur, HP)** along with Bank Guarantee of any Scheduled Bank wherever applicable.
  7. The intending bidder has to fill all the details such as Banker's name, Demand Draft/ Fixed Deposit Receipt/ Pay Order/ Banker's Cheque/ Bank Guarantee number, amount and date to the e-tendering website within the period of tender submission and original should be deposited in the office of EE, Civil, AIIMS Bilaspur, HP within the period mentioned in this NIT.
  8. The amount of EMD can be paid by multiple Demand Draft/Pay Order / Banker's Cheque / Deposit at call receipt / Fixed Deposit Receipts along with multiple Bank Guarantee of any Scheduled Bank if EMD is also acceptable in the form of Bank Guarantee.
  9. Interested contractor who wish to participate in the bid has also to make following payments in the form of Demand Draft/Pay order or Banker`s Cheque of any Scheduled Bank within the period of tender submission:

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- a) The online bid shall be submitted up to as per date and time on CPPP
  - b) The submitted bid shall be opened as per date and time on CPPP

10. The bid submitted shall become invalid & shall be considered as rejected if,

- i) The bidder is found ineligible.
- ii) The bidder does not upload Treasury Challan/Demand Draft/Pay Order or Banker's Cheque/Deposit at Call Receipt/FDR/Bank Guarantee of any Scheduled Bank against EMD and does not deposit original EMD within prescribed date and time.
- iii) The bidder does not upload all documents (including GST registration/undertaking as applicable/relevant) and as stipulated in the bid document. (e.g. Valid Enlistment Order of the CPWD registered Contractor in appropriate class of composite (B&R) category or approved & eligible contractors of MES , State PWD's , BRO , Departments' construction wings of Railways, Defence , Environment & Forests , Information & Broadcasting & Department of Posts/Space, Central Public Sector Undertakings (CPSUs), State Public Sector Undertakings (SPSUs)/Corporations/Development Authorities, Public Sector Banks(CPSBs),Public Sector Insurance Companies (CPSICs), Financial Institutions (FIs), Autonomous Bodies (ABs), Central/State Universities etc.)
- iv) 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.
- v) 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 tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

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11. But the bid can only be submitted after deposition of original EMD in the office of Executive Engineer-Civil AIIMS Bilaspur H.P, inviting bids within the period of bid submission. The EMD document shall only be issued from the place in which the office of Executive Engineer-Civil AIIMS Bilaspur H.P is situated.

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

- (i) Treasury Challan/Demand Draft/Pay Order or Banker's Cheque/Deposit at Call Receipt/FDR/Bank Guarantee of any Scheduled Bank against EMD
- (ii) Valid Enlistment Order of the CPWD registered Contractor in appropriate class of composite (B&R) category or approved & eligible contractors of MES , State PWD's , BRO , Departments'/construction wings of Railways, Defence , Environment & Forests , Information & Broadcasting & Department of Posts/Space, Central Public Sector Undertakings (CPSUs), State Public Sector Undertakings (SPSUs)/Corporations/Development Authorities, Public Sector Banks (CPSBs),Public Sector Insurance Companies(CPSICs), Financial Institutions (FIs),Autonomous Bodies (ABs),Central/State Universities etc .
- (iii) Certificate of Registration for GST, 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 AIIMS Bilaspur H.P, 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 AIIMS Bilaspur H.P or GST department in this regard"
- (iv) Copy of receipt of deposition of original EMD in the office of Executive Engineer-Civil, AIIMS Bilaspur H.P.

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12. The following conditions which already form part of the tender document are specially brought to the notice of all intending bidders for compliance while filling the tender. They are requested to comply following instructions:

a) After submission of the bid the contractor can re-submit revised bid any number of times but before last date and time of submission of bid as notified.

b) 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 date and time of submission of bid as notified.

c) In case of composite tenders, the contractor submitting the tender should read all the three Parts of the tender viz. Part-A, B & C, which are containing schedule of quantities, additional & special conditions, additional specifications, particular specification and other terms and conditions given in the NIT and drawings for Major as well as Minor component of work. Details of these parts are summarized as under:

- Part A :-CPWD -6, CPWD – 7 including schedule A to F for major and minor component of the work, Standard General Conditions of Contract for CPWD 2023 as amended/ modified up to last date of submission of bid.
- Part B: - General/specific conditions & specifications and schedule of quantities applicable to major and minor component of the work.
- Part C :- Schedule of quantities applicable to major and minor component of the work.

d) Tenders with any condition including that of conditional rebates shall be rejected forthwith.

e) GST and Labour-Cess etc. as applicable shall be borne by the contractor himself. The contractor shall quote his rates considering all such taxes and hence their quoted rates should be inclusive of all the tax components.

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- f) It will be obligatory on part of the Contractor/ Bidder to tender for and sign the tender documents for all the component parts. The institute reserves right to accept tender in full or in part without assigning any reasons.
- g) The intending bidder must read the terms and conditions of Form-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
- h) The enlistment of the contractors should be valid on the last date of submission of bids. In case the last date of opening of bid is extended, the enlistment of contractor should be valid on the original date of opening of tender.
13. On opening date, the contractor can login and see the bid opening process. After opening of bids, he will receive the competitor bid sheets.
14. Contractor can upload documents in the form of JPG format and PDF format.
15. 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).
16. The required documents meeting the criteria to qualify as "approved and eligible contractors of CPWD or approved & eligible contractors of MES, State PWD's, BRO, Departments'/Construction wings of Railways, Defence, Environment & Forests, Information & Broadcasting & Department of Posts/Space, Central Public Sector Undertakings (CPSUs), State Public Sector Undertakings (SPSUs)/Corporations/Development Authorities, Public Sector Banks(CPSBs),Public Sector Insurance Companies(CPSICs), Financial Institutions (FIs),Autonomous Bodies (ABs),Central/State Universities etc." along with other documents as mentioned under para "List of Documents to be scanned and uploaded within the period of bid submission" below, as uploaded by the agency and hard copies received subsequently shall be checked. The financial bid of only those

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- agencies shall be opened who are found to be eligible agencies, as per this NIT.
- 17 The institute reserves the right to reject any prospective bid without assigning any reason.
18. Information and instructions for contractors for e-tendering forming part of NIT and to be posted on website.
- (i) Information and instructions for contractors will form part of NIT and to be uploaded on website.
  - (ii)The intending bidder must have class-III digital signature to submit the bid.
  - (iii) The contractor shall obtain the receipt of EMD from the Executive Engineer-Civil AIIMS Bilaspur H.P in the prescribed format uploaded by NIT issuing ***authority***. The bid document as uploaded can be viewed and downloaded free of cost by anyone including intending bidder.
19. The online ***item***/percentage rate(s) (***as applicable***) must be quoted in decimal coinage. Amount shall be calculated and rounded in full rupees by ignoring fifty paisa and considering more than fifty paisa as rupee one.
20. The successful bidder shall be required to submit a **Performance Guarantee of 5% (Five percent)** of the contract amount within a period of issue of letter of acceptance as specified in schedule 'F'.
- 27 The contractor shall have to execute guarantee bonds in respect of Stone work, water supply, sanitary installation & drainage works, water proofing works and Aluminium Works (***As applicable***) as per Performa indicated in NIT.
- 28 GST on materials as applicable shall be paid by the contractor himself. The contractor shall quote his rates considering all such taxes.
- 29 Structural Designs and drawings, as well as services Designs and drawings shall be submitted by bidder to Engineer in Charge for issuance.

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- 30 Intending bidder may submit physical mile stone on the basis of their resources and methodology at the time of tendering as indicated in the "Schedule F", otherwise it will be assumed that agency is agreeable to mile stones mentioned in the table.
31. Intending bidder may give detailed activities/programme for each mile stone fixed in the tender document while submitting the tender.
32. Recovery rates for less use of materials beyond permissible limits is given in Schedule 'F' of Part-A & also for excess use of departmentally issued material.
33. Information and instruction for e-tendering:
- (i) The Executive Engineer-Civil AIIMS Bilaspur H.P should receive the original EMD.
- 34.. Contractors who fulfill the following requirements shall be eligible to apply.
- (i) Joint ventures are not accepted.
- (ii) Should have satisfactorily completed the similar works as mentioned below during the last Seven (7) years ending last day of the month previous to the one in which tenders are invited.
- a. Three similar works each costing not less than **₹ 81.53 lakhs,**  
**or**
- b. Two similar works each costing not less than **₹ 1.01 Crores or**
- c. One similar work costing not less than ₹ **1.63 crores**
- The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last day of submission of tenders.
- d. Should have had Average Annual Financial Turnover of **₹ 61.14 lakhs** on construction works during the last three years ending

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31st March 2025 (Scanned copy of certificate from CA with Unique Document Identification Number (UDIN) to be uploaded).The value of annual turnover figures shall be brought to the current value by enhancing the actual turnover figures at simple rate of 7% per annum. (OM No. DG/SOP 2022/07 dated 09.11.2022).

- e. Should have bidding capacity equal to or more than the estimated cost of the work put to tender (**Scanned copy of the original certificate issued by a certified Chartered Accountant to be uploaded**). The bidding capacity shall be worked out by the following formula:

$$\text{Bidding Capacity} = \{[A \times N \times 1.5] - B\}, \text{ Where,}$$

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

N = Number of years prescribed for completion of work for which bids have been invited.

B = Value of existing commitments and ongoing works to be completed during the period of completion of work for which bids have been invited.

- f. Should have Financial Soundness as per appendix "A' (in ₹)**

**(a) Solvent upto ₹ 100.00 lakh**

Or

Financially sound for engagement **upto ₹ 300.00 lakh**

**(b) Working capital not less than ₹ 12.00 lakh**

**35. Similar work means work of: - "Operation & Maintenance of Low side or High side HVAC System".**

Executive Engineer,  
AIIMS Bilaspur ,HP

**Central Autonomous Institute under MoHFW****AIIMS Bilaspur, HP**

<b>STATE:</b>	<b>H.P.</b>	<b>CIRCLE:</b>	<b>Engineering Department</b>
<b>BRANCH:</b>	<b>Civil</b>	<b>DIVISION:</b>	<b>Civil</b>
<b>REGION</b>	<b>HP</b>	<b>SUB-DIV.:</b>	<b>-----</b>

**ONLINE ITEM RATE TENDER & CONTRACT FOR WORKS**

(A) Tender for the work of: -

**Name of Work** : Annual Comprehensive Maintenance Contract for HVAC System-Low Side Equipment & Operation of HVAC System Installed at AIIMS Bilaspur H.P.

- (i) To be submitted online as per date and time on CPPP through website **<https://eprocure.gov.in>** to Executive Engineer-*Civil*, AIIMS Bilaspur, HP
- (ii) To be opened through online in presence of tenderers who may be present as per date and time on CPPP in the office of Executive Engineer-*Civil*, AIIMS Bilaspur, HP.

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## **TENDER**

I/We have read and examined the Notice Inviting Tender, Schedule A, B, C, D, E & F, Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, Clauses of Contract, Special Conditions, Schedule of Rate and 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 Executive Director, AIIMS Bilaspur, HP 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.

We agree to keep the tender open for **(75) seventy-five days** from the date of opening of tender and not to make any modifications in its terms and conditions.

A sum of **₹ 4,07,662/-** is hereby forwarded in Cash / Receipt Treasury Challan / Deposit at Call Receipt of a Scheduled Bank/ FDR of a Scheduled Bank / Demand Draft of a Scheduled Bank / Bank guarantee issued by a schedule bank as earnest money. If I/we fail to furnish the prescribed Performance Guarantee within prescribed period, I/we agree that the said the Executive Director, AIIMS Bilaspur, HP or his successor 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 the work as specified. I/we agree that the Executive Director , AIIMS Bilaspur , HP or his successors in office shall, without prejudice to any other right or remedy available in law, be at liberty to forfeit the said Performance Guarantee absolutely, otherwise 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 therein and to carry out such deviations as may be ordered, up-to maximum of the percentage mentioned in Schedule 'F' and those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 & 12.3 of the tender form.

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**Further, I/We agree that in case of forfeiture of earnest money or both Earnest Money & Performance guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work for next 1 year.**

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 the institute Engineering Department, then I/we shall be debarred for tendering in AIIMS Bilaspur, HP 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 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 therefrom to any person other than a person to whom I/we am/are may authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Dated:

Signature of Contractor .....

Witness: - .

Postal Address: - .....

Address: -

Occupation: -

Telephone No.

Fax: -

E-Mail: -

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**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 Executive Director, AIIMS Bilaspur ,HP for a sum of Rs..... (Rupees .....)

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

- i)
- ii)
- iii)
- iv)

Dated: - .....  
Executive

For & on behalf of the the  
Director, AIIMS Bilaspur, HP.

Signature .....

**SCHEDULE 'A' TO 'F'**

**SCHEDULE 'A'**

Schedule of quantities: Enclosed  
**As per schedule of work attached**

**SCHEDULE 'B'**

Schedule of materials to be issued to the contractor.

<b>Sr. No.</b>	<b>Description of item</b>	<b>Quantity</b>	<b>Rate in figures &amp; words at which the material will be charged to the contractor</b>	<b>Place issue</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(1)</b>
<b><u>----Nil----</u></b>				

**SCHEDULE 'C'**

Tools and plants to be hired to the contractor

<b>S. NO.</b>	<b>DESCRIPTION</b>	<b>HIRE CHARGES per day</b>	<b>PLACE OF ISSUE</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>
<b><u>----Nil----</u></b>			

**SCHEDULE 'D'**

Extra schedule for specific requirements/ documents for the work, if any. –  
**As per GCC Maintenance works 2023 & specification attached.**

**SCHEDULE 'E'**

Reference to General Conditions of Contract. (GCC EPC Projects 2022/GCC Maintenance work 2023/GCC Construction Works 2023.	<b>Applicable GCC is GCC Maintenance works 2023 as amended up to date and as modified and corrected up to previous day of the last date of</b>
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	submission of the tender.
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1.1 Name of Work:- Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.

1.2 Estimated Cost of work : ₹ 2,03,83,079/-

1.3 Earnest Money : ₹ 4,07,662/-

1.4 Performance Guarantee : 5.00% of **the** tendered value

1.5 Security Deposit **2.5% of the tendered value**  
 Or  
~~2.5% of tendered value plus~~  
**2.5%**  
~~PG for contract involving maintenance of the building and services / any other work also.~~

**SCHEDULE 'F':-**

**General Rules & Directions:-**

	Officer Inviting Tender	:	Superintending Engineer, Civil AIIMS Bilaspur, HP.
	<b>Definitions:-</b>		
<b>2 (i)</b>	Engineer-In-Charge	:	Executive Engineer, Civil AIIMS Bilaspur, HP.
<b>2 (ii)</b>	Accepting Authority	:	Superintending Engineer, Civil AIIMS Bilaspur, HP.
<b>2 (iii)</b>	Percentage on cost of materials and labour to cover all	:	15%

	overheads and profits		
<b>2 (iv)</b>	Standard Schedule of Rates	:	Delhi Schedule of Rates <b>2025 (E&amp;M) and Market Rates</b> with up-to-date correction slips & Market Rate
<b>2 (v)</b>	Department	:	AIIMS Bilaspur, HP
<b>2 (vi)</b>	Standard CPWD Contract	:	Form GCC <b>2023</b> , Maintenance work, CPWD Form <b>7/8</b> modified and amended up-to last date of online submission of bids.
<b>Clause-1 :-</b>			
(i)	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 letter of acceptance.		<b>07</b> days
(ii)	Maximum allowable extension with late fee @ <b>0.1 % per day</b> of performance guarantee amount beyond the period as provided in (i) above.		<b>4</b> days ( 8 <sup>th</sup> day to 11 <sup>th</sup> day)
<b>Clause-2:-</b>	Authority for fixing compensation under clause-2.		Superintending Engineer-Civil, AIIMS Bilaspur, HP <b>or his successor.</b>
<b>Clause-2 A</b>	<b>Whether clause-2A shall be applicable. Not Applicable</b>		<b>Not Applicable</b>
<b>Clause-5:-</b>			
<b>(i)</b>	Number of days from the date	:	11 <sup>th</sup> days

	of issue of letter of acceptance for reckoning date of start		
<b>ii)</b>	Mile Stone.	:	<b>Table of Milestones as given in NIT</b>
<b>(iii)</b>	Time allowed for execution of work	:	<b>12 Months</b>
<b>Authority to decide</b>			
<b>(i)</b>	Extension of time for completion of work.	:	Executive Engineer, Civil AIIMS Bilaspur ,HP.
<b>(ii)</b>	Re-scheduling of Mile stone	:	Executive Engineer, Civil AIIMS Bilaspur ,HP.
<b>(iii)</b>	Shifting of date of start in case of delay in handing over of site.	:	Executive Engineer, Civil AIIMS Bilaspur ,HP.
<b>Clause-6:-</b>	Computerized Measurement Book/ Electronic Measurement Book (CMB/EMB)		Physical Measurement Book shall be applicable
<b>Clause-7:-</b>	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.		<b>₹ 17,00,000/- or mutually agreed by both parties</b>
<b>Clause-7A:-</b>	<b>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. Whether Clause 7A shall be applicable.</b> (Whether clause 7A shall be applicable).		<b>Yes</b>

<b>Clause-10A:-</b>	List of testing equipment to be provided by the contractor at site lab.		<b>Insulation Tester/LT Meggar Earth Tester Crimping Tool As per OEM recommendation</b>
<b>Clause-10-B (ii).</b>	Whether clause 10-B (ii) shall be applicable		No
<b>Clause-10C:-</b>	Component of labour expressed as percent of total value of work.		<b>As per nature and requirement of work.</b>
<b>Clause-10CA:-</b>	Whether clause 10CA shall be applicable		Not Applicable
<b>Clause 10CC:-</b>	Clause 10CC to be applicable in contracts with stipulated period of completion <b>exceeding 12 months</b>		Not Applicable
<b>Clause-11:-</b>	<b>(i) Specifications to be followed for Execution of work</b>		<b>C.P.W.D. Specifications 2024 with up-to-date correction slips (Here in after called CPWD specification) and as per HVAC manufacturer specification i/c special conditions &amp; particular specifications attached in NIT.</b>

Schedule of component of other materials, Labour POL etc. for price escalation:-	}	
Component of civil (Except materials covered under clause 10CA construction materials expressed as percent of total value of work.)		Not Applicable
Component of labour expressed as percent of total value of work.		
Component of P.O.L expressed as percent of total value of civil work.		

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**Note: Xm... % should be equal to (100) - (materials covered under clause 10 CA i.e. Cement, Steel and other material specified in clause 10 CA + Component of Labour + Component of P.O.L.)**

**Clause-12:- Applicable as per DG/CON/Maintenance 2023/03 dated 18/12/2023 for maintenance/repair work & as per modification issued by Authority of D.G. CPWD vide O.M. No. DG/CON/Construction 2023/03 dated 06/12/2023 for construction work**

**Type of work : Maintenance work**

**12.3 Deviation limit beyond which clause 12.3 shall apply for building work: (All the deviated quantities shall be paid at agreement rates) Applicable as per OM No. (DG/CON/ Maintenance 2023/03 dated 18/12/2023)**

**Clause-16:-** Competent Authority for Deciding reduced rates. **Superintending Engineer, Civil AIIMS Bilaspur, HP or Successor**

**Clause-18:-** List of mandatory machinery Tools & Plants to be deployed by the Contractor at site **AS PER LIST ATTACHED IN NIT**

**Clause 19 C:** Authority to decide penalty for each default: Executive Engineer-C AIIMS Bilaspur, HP

**Clause 19 D:** Authority to decide penalty for each default: Executive Engineer-C AIIMS Bilaspur, HP

**Clause 19 G:** Authority to decide penalty for each default: Executive Engineer-C AIIMS Bilaspur, HP

**Clause 19 K:** Authority to decide penalty for each default: Executive Engineer-C  
AIIMS Bilaspur,  
HP

**Clause 25: Constitution of Dispute Redressal Committee:**

i)	Chairman	
ii)	Member-1 Member-2	
iii)	Place of Arbitration	Bilaspur, HP

To be constituted by the Executive Director, AIIMS Bilaspur at the time of arisen of disputes if any.

**Clause-32 : Requirement of Technical Representative (s) and Recovery Rate**

Sr. No	Minimum Qualification of Technical Representative	Discipline	Designation (Principal Technical/ Technical Representative	Minimum Experience	Number	Rate at which recovery shall be made from contractor in the event of non-deployment.	
						Figures	Words
1.	Graduate Engineer or diploma Engineer	Mechanica I/ Electrical	Principal Technical representative	02 Years for Graduate Engineer/ 05 Years for Diploma engineer	1	₹ 15,000/-	₹ Fifteen thousand only

**Clause 38: -**

i) Schedule / Statement for determining theoretical quantity of cement & bitumen

**As per Delhi Schedule of Rates 2025 with amendments/correction slips up to last of**

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**submission of bids.**

ii) Variation permissible on theoretical quantities.

A) All other materials

**-----NIL-----**

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### **TABLE OF MILE STONE (S)**

**Name of work:** Annual Comprehensive Maintenance Contract for HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P

<b>Sl. No. of Mile Stone</b>	<b>Description of Milestone</b>	<b>Time Allowed (From date of start)</b>	<b>Amount to be withheld in case of non-achievement of mile stone</b>
1.	Work done of value 1/4 <sup>th</sup> of tendered amount	¼ th of the time period of completion	1.25 % of accepted tendered amount
2.	Work done of value 1/2 <sup>th</sup> of tendered amount	1/2th of the time period of completion	1.25 % of accepted tendered amount
3.	Work done of value 3/4 <sup>th</sup> of tendered amount	3/4 <sup>th</sup> of the time period of completion	1.25 % of accepted tendered amount
4.	Completion of work	Time Period of Completion	1.25 % of accepted tendered amount

**ON NON-JUDICIAL STAMP PAPER OF MINIMUM Rs. 100**

**(Guarantee offered by Bank in connection with the execution of contracts)**

**FORM OF BANK GUARANTEE**

**(For Earnest Money Deposit/Performance Guarantee/Security Deposit/Mobilization Advance)**

**1. Whereas the Executive Engineer.....(name of division)..... AIIMS Bilaspur ,HP on behalf of the the Executive Director , AIIMS Bilaspur , HP (hereinafter called "The Institute") has invited bids under.....(NIT number)..... dated ..... For ..... (name of work) ..... The Institute has further agreed to accept **irrevocable Bank Guarantee for Rs .....(Rupees .....only) valid up to ..... (date)\* ..... as Earnest Money Deposit from ..... (name and address of contractor) ..... (hereinafter called "the contractor") for compliance of his obligations in accordance with the terms and conditions of the said NIT.****

**OR\*\***

Whereas the Executive Engineer .....(name of division) ....., AIIMS Bilaspur, HP on behalf of the the Executive Director , AIIMS Bilaspur , HP (hereinafter called "The Institute") has entered into an agreement bearing number ..... with ..... (name and address of the contractor) ..... (hereinafter called "the Contractor") for execution of work..... (name of work)..... The Institute has further agreed to accept an irrevocable Bank Guarantee for Rs. .... (Rupees. ....only) valid **up to** ..... (date) ..... as **Performance Guarantee/Security Deposit/Mobilization Advance** from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement.

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

- 
3. We, ..... (indicate the name of the bank) ..... do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from Institute stating that the amount claimed is required to meet the recoveries due or likely to be the said Contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs..... (Rupees ..... only).
4. We, ..... (indicate the name of the bank) ....., further undertake to pay the Institute any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any Court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the Contractor shall have no claim against us for making such payment.
5. We, ..... (indicate the name of the bank) ....., further agree that the Institute shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to postpone for any time or from time to time any of the powers exercisable by the Institute against the said contractor and to forbear or enforce any of the terms and condition related to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said contractor or for any forbearance, act of omission on the part of the Institute or any indulgence by the Institute to the said contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. We, ..... (indicate the name of the bank) ....., further agree that the Institute as its option shall be entitled to enforce this **guarantee** against the bank as a principal debtor at the first instance without proceeding against the contractor and notwithstanding any security or other guarantee the Institute may have in relation in the contractor's liabilities.

- 
7. This guarantee will not be discharged due to the change in the constitution of the Bank of the Contractor.
  8. We,..... (indicate the name of the Bank)..... Undertake not to revoke this **guarantee** expect with the consent of the Institute in writing.
  9. The Bank Guarantee shall be valid **up to** ..... unless extended on demand by the Institute Notwithstanding anything mentioned above, our liabilities against the **guarantee** is restricted to Rs..... (Rupees..... Only) and unless a claim in writing is lodged with us within the date of expiry of extended date of expiry of this **guarantee**, all our liabilities under this **guarantee** shall stand discharged.

Date .....

Witnesses:

1. Signature .....  
Name and address

Authorized Signatory  
Name  
Designation  
Staff Code No.  
Bank Seal

2. Signature .....  
Name and address

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

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

**AFFIDAVIT**

***I /We have submitted a bank guarantee for the work***

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Name of work)

Agreement No. \_\_\_\_\_ Dated \_\_\_\_\_

\_\_\_\_\_ from

\_\_\_\_\_

(Name of the Bank with full address)

to \_\_\_\_\_ the \_\_\_\_\_ Executive \_\_\_\_\_ Engineer \_\_\_\_\_

\_\_\_\_\_ with a \_\_\_\_\_ view

\_\_\_\_\_

(Name of the Division)

***to seek exemption from payment of performance guarantee in cash.***

***This Bank guarantee expires on***

***\_\_\_\_\_ . I / We undertake to keep the validity of the bank guarantee intact by getting it extended from time to time at my / our own initiative up to a period of \_\_\_\_\_ months after the recorded date of completion of the work or as directed by the Engineer in charge.***

I / We also indemnify the Institute against any losses arising out of non-encasement of the bank guarantee if any.

(Deponent)  
Signature of Contractor

Note : The affidavit is to be given by the Executants before a first-class Magistrate.

## CALCULATION OF BIDDING CAPACITY

### DETAILS OF EXISTING COMMITMENTS AND ONGOING WORKS.

S. No.	Name of work/ project and location	Owner or sponsoring organization	Contract value	Date of commencement as per contract	Stipulated date of completion	Up to date percentage progress of work	Existing commitment Column 4 x Column 8 /100	Name and address/ telephone number of officer to whom reference may be made	Remarks
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>

Total (B) =

Maximum turnover in last seven years = Rs.....

Updated value of turnover (A) = Rs.....

No. of years (N) = .....

Bidding Capacity= {[AxNx1.5]-B} =

Certificate:

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

Duly certified by CA

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**INTEGRITY PACT**

To,

.....,  
.....,  
.....



Sub: NIT No. SE-C/AIIMS/BLS/2025-26/ MEP/

Name of Work: Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.

(a)

Dear Sir,

It is hereby declared that AIIMS Bilaspur (H.P.) is committed to follow the principle of transparency, equity and competitiveness in public procurement.

The subject Notice Inviting Tender (NIT) is an invitation to offer made on the condition that the Bidder will sign the integrity Agreement, which is an integral part of tender /bid documents, failing which the tenderer /bidder will stand disqualified from the tendering process and the bid of the bidder would be summarily rejected.

This declaration shall form part and parcel of the Integrity Agreement and signing of the same shall be deemed as acceptance and signing of the Integrity Agreement on behalf of the AIIMS Bilaspur (H.P.).

Yours faithfully

Superintending Engineer  
AIIMS Bilaspur (H.P.)

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## **INTEGRITY PACT**

To,

Superintending Engineer  
AIIMS Bilaspur (H.P.)

Sub: Submission of Tender for the Work: Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.

Dear Sir,

I/We acknowledge that AIIMS Bilaspur (H.P.) is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/ bid document.

I/We agree that the Notice Inviting Tender (NIT) is an invitation to offer made on the condition that I/We will sign the enclosed integrity Agreement, which is an integral part of tender documents, failing which I/ We will stand disqualified from the tendering process. I/We acknowledge that THE MAKING OF THE BID SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE of this condition of the NIT.

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/ bid is finally accepted by AIIMS Bilaspur (H.P.). I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article1of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/ our failure to sign and accept the Integrity Agreement, while submitting the tender/ bid, AIIMS Bilaspur (H.P.) shall have unqualified, absolute and unfettered right to disqualify the tenderer/ bidder and reject the tender/ bid in accordance with terms and conditions of the tender /bid.

Yours faithfully

(Duly authorized signatory of the Bidder)

---

To be signed by the bidder and same signatory competent / authorized to sign the relevant contract on behalf of Institute.

INTEGRITY AGREEMENT

This Integrity Agreement is made at.....on this.....day of...2025

BETWEEN

Executive Director, AIIMS Bilaspur (H.P.) represented through  
Superintending Engineer, AIIMS Bilaspur  
(H.P.)..... (Hereinafter referred as the  
(Address of Division)

„Principal/Owner“, which expression shall unless repugnant to the meaning or context thereof include its success or sand permitted assigns)

AND

(Name and Address of the Individual/ firm/ Company)

through.....(  
Hereinafter referred to as the (Details of duly authorized signatory)  
“Bidder/Contractor” and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

Preamble

WHEREAS the Principal/ Owner has floated the Tender (NIT No ...../SE-C/AIIMS/BLS/2025-26 ) (hereinafter referred to as “Tender/Bid”) and intends to award, under laid down organizational procedure, contract for

(Name of work)

(.....)

Hereinafter referred to as the “Contract”.

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ANDWHEREAS the Principal/ Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/ transparency in its relation with its Bidder(s) and Contractor(s).

ANDWHEREAS to meet the purpose aforesaid both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as "Integrity Pact" or "Pact"), the terms and conditions of which shall also be read as integral part and parcel of the Tender/ Bid documents and Contract between the parties.

NOW, Therefore, in consideration of mutual covenants contained in this Pact, the parties here by agree as follows and this Pact witnesses as under:

Article1: Commitment of the Principal/Owner

- 1) The Principal/Owner commits itself to take all measures necessary to Prevent corruption and to observe the following principles:
  - (a) No employee of the Principal/Owner, personally or through any of his/ her family members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
  - (b) The Principal/Owner will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential/ additional information through which the Bidder(s) could obtain an advantage in relation to the Tender processor the Contract execution.
  - (c) The Principal/Owner shall endeavor to exclude from the Tender process any person, whose conduct in the past has been of biased nature.

- 
- 2) If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/ Prevention of Corruption Act,1997 (PC Act) or is in violation of the principles here in mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

#### Article2: Commitment of the Bidder(s)/ Contractor(s)

- 1) It is required that each Bidder/ Contractor (including their respective officers, employees and agents) adhere to the high esthetical standards, and report to the Government/ Department all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.
- 2) The Bidder(s)/ Contractor(s) commit himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:
  - a) The Bidder(s)/ Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal/ Owner"s employees involved in the Tender process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.
  - b) The Bidder(s)/ Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitive or to cartelize in the bidding process. Competitiveness or to cartelize in the bidding process.

- c) The Bidder(s)/ Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/ Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/ Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.
- d) The Bidder(s)/ Contractor(s) of foreign origin shall disclose the names and addresses of agents/ representatives in India, if any. Similarly Bidder(s)/ Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/ representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participate in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/ parallel tender for the same item.
- e) The Bidder(s)/ Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
- 3) The Bidder(s)/ Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
- 4) The Bidder(s)/ Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or omission of facts or submission of fake/ forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/ or to influence the procurement process to the detriment of the Government interests.
- 5) The Bidder(s)/ Contractor(s) will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may be fall upon a person,his/ her reputation or property to influence their participation in the tendering process).

### Article 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/ Owner under law or the Contractor its established policies and laid down

procedures, the Principal/ Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/ Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/ Owner"s absolute right:

- 1) If the Bidder(s)/ Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/ Owner after giving 14 day"s notice to the contractor shall have powers to disqualify the Bidder(s)/ Contractor(s) from the Tender process or terminate/ determine the Contract, if already executed or exclude the Bidder/ Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/ Owner. Such exclusion may be forever or for a limited period as decided by the Principal/Owner.
- 2) Forfeiture of EMD/ Performance Guarantee/ Security Deposit: If the Principal/ Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contractor terminated/ determined the Contractor has accrued the right to terminate/ determine the Contract according to Article 3(1), the Principal/ Owner apart from exercising any legal rights that may have accrued to the Principal/ Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/ Contractor.
- 3) Criminal Liability: If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

#### Article 4: Previous Transgression

- 1) The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.
- 2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/ Owner.

- 3) If the Bidder/Contractor can prove that he has resorted / recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

#### Article 5: Equal Treatment of all Bidders/Contractors/Subcontractors

- 1) The Bidder(s)/Contractor(s) undertake(s) to demand from all sub-contractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Subcontractors/sub-vendors.
- 2) The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors.
- 3) The Principal/Owner will disqualify Bidders, who do not submit, the duly Signed Pact between the Principal/Owner and the bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

#### Article 6-Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor - after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded

If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, CPWD.

#### Article 7-Other Provisions

- 1) This Pact is subject to Indian Law, place of performance and Jurisdiction is the Headquarters of the Division of the Principal/Owner, who has floated the Tender.
- 2) Changes and supplements need to be made in writing. Side agreements have not been made.
- 3) If the Contractor is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution.

- 4) Should one or several provisions of this Pact turnout to be in valid;the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intensions.
- 5) It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

#### Article 8-LEGAL AND PRIOR RIGHTS

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contact documents with regard any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

(For and on behalf of Principal/ Owner)

Superintending Engineer,  
AIIMS Bilaspur (H.P.)

(For and on behalf of Bidder/ Contractor)

WITNESSES:

1.  
(signature, name and address)

2.  
(signature, name and address)

Place:

Dated:

## **Items To Be Executed Through Specialized Agencies**

The bidder must associate with himself, specialized agencies so the appropriate eligibility to components of specialized nature of items/ work of major component listed below individually. Such works shall be got executed only through associated agencies specialized in these fields. The bidder whose tender is accepted shall indicate the name(s) of his associated specialized agencies those fulfilling the eligibility criteria laid down below as early as possible and within ten days of letter to commence work, for the approval of the Engineer-in-Charge whose decision shall be final and binding. If the bidder himself fulfils the eligibility criteria laid down for associated specialized agencies, then the bidder shall not require to associate with himself the associated specialized agency.

<b>Sr. No.</b>	<b>Specialized Work(s)/item of work(s)</b>	<b>Criteria / Acceptable names of associated agencies</b>
1.	BMS System	The main Agency should have to associate the comprehensive maintenance part of BMS System directly to the OEM (M/s Honeywell) or its Service Agent

**MEMORANDUM OF UNDERSTANDING [M.O.U]**

**BETWEEN MAIN CONTRACTOR AND ASSOCIATE SPECIALIZED CONTRACTOR**

- 1) M/S [Name of the firm with full address]  
Enlistment Status  
Valid Upto:  
[Henceforth called the main contractor]

And

- 2) M/S [Name of the firm with full address]  
Enlistment Status  
Valid Upto:  
[Henceforth, called Associated specialized Contractor]

FOR THE EXECUTION OF SPECIALIZED ELECTRICAL WORK:  
Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.

We state that M.O.U between us will be treated as an agreement and has legality as per Indian Contract Act [amended upto date] and the department [AIIMS Bilaspur HP] 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/arbitration by the Superintending Engineer-Civil, AIIMS Bilaspur, HP. Any of us may appeal against the mediation/arbitration to the Superintending Engineer-Civil, AIIMS Bilaspur, HP. His decision shall be final and binding on both of us.

We have agreed as under:

1. The contractor will execute all works in the wholesome manner as per terms and conditions of the agreement. Payment of the associated contractor shall be governed vide Para 19.1.11 & 19.1.12 of CPWD-6 & Clause-7 of GCC-2020.
2. The contractor shall be liable for disciplinary action if he failed to discharge the action[s] and other legal action as per agreement besides forfeiture of the security deposit.
3. All the machinery and equipment's, tools and tackles required for execution of the works, as per agreement, shall be the responsibility of the contractor.
4. The site staff required for the work shall be arranged by the contractor as per terms and conditions of the agreement.

5. Site order book maintained for the said work shall be signed by the main contractor as well as by the Engineer of the Associated Contractor or by Associated Contractor himself.

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

**[SIGNATURE OF MAIN CONTRACTOR]**  
**[STAMP WITH ADDRESS]**

**SIGNATURE OF ASSOCIATED  
CONTRACTOR**  
**[STAMP WITH ADDRESS]**

**Date:**  
**Place:**

**Date:**  
**Place:**

**COUNTERSIGNED**  
Superintending Engineer-Civil  
AIIMS Bilaspur, HP

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**WILLINGNESS CERTIFICATE**

**NAME OF WORK:** Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.

I hereby give my willingness to work as contractor for the specialized work of " \_\_\_\_\_ " in the above mentioned work. I will execute the work as per specifications and conditions for the agreement and as per direction of the Engineer-in-Charge. Also, I will engage full time technically qualified supervisor/engineer for the works. I will attend inspections of officers of the department as and when required.

Date: \_\_\_\_\_

Place: \_\_\_\_\_

[Signature of the Associate Contractor]

[Stamp with Address]

## **ADDITIONAL TERMS & CONDITIONS OF CONTRACT**

1. The work shall be carried out as per CPWD general specification of HVAC 2024 with upto date amendments and as per direction of Engineer-in-charge.
2. The contractor will be required to maintain complete HVAC installation i.e. High and low side equipment, BMS-HVAC System Hot water generators, Lift pressurization system, smoke exhaust system, ventilation system, scrubbers etc as listed under inventory list and actually installed at AIIMS Bilaspur HP even if not specifically mentioned in Inventory list in Proper working condition and hand over the same in similar working condition, on completion of work. The work shall include maintenance and operation of all new equipment installed under this contract, as also the ducting, piping, insulation etc.
3. The work of Comprehensive maintenance includes maintaining requisite T&P and consumables at site. The contractor shall provide a list of such T&P and consumables/spares to the department within one month after award of work. For low side equipment the contractor will be required to provide manpower as per the BOQ for routine, preventive and breakdown maintenance of the complete Low side equipment. The material/ spares required for replacement, if any shall be provided by the contractor at no extra cost. There shall however, be no delay in procurement of such spares and the continuation of functioning shall be ensured at all cost.
4. Third party communications from ESIC shall not be ignored by the contractor or its staff deputed for the work and such communication shall be brought to the knowledge of the engineer-in-charge or his authorized representative. ESIC being the client department its satisfaction to the performance is of paramount importance and its observations/ objections shall be categorically taken seriously and complied with consent of the engineer-in-charge or his authorized representative at site.
5. Contractor shall be required to maintain Log book to record the operational.
6. Parameters of the Chiller Plants on daily bases including the DBT & WBT at various location in the Hospital at least twice a day. The work shall include works of general nature like cleaning of Plant Room, Cooling tower etc. Petty material like broom, old dhoti, gland packing, grease, Mobil oil, PVC tape, nut bolts, screws, Teflon tape, PVC tape, Test lamp, soap & duster etc. shall be arranged by the contractor at his own cost within in scope of work and nothing extra will be paid on this account.
7. A penalty of Rs. 5000/- per day will be levied if the inside conditions are not maintained for more than 4 hours on any day on account of improper maintenance of the low side equipment or inefficient operation. However, in case of fault in the LV side requiring spares, not covered under the scope of this contract, the levy shall be exempted, if the engineer-in-charge considers that there is no delay in procurement of spare by the contractor. Otherwise, for the delay in procurement of spares beyond 24 hours shall automatically become enforceable and shall not require any notice in this respect and a simple note in the log book by the engineer-in-

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charge or his authorized representative shall be adequate, final and binding.

8. The Engineer-in-charge reserves the right to ask the contractor to remove any of the staff without assigning any reason whatsoever decision of Engineer-in-charge will be final and binding at the contractor. In case of any change is required by the contractor, the same can be done only after approval of the Engineer-in-charge.
9. The contractor shall be fully responsible for the conduct of staff deputed by him.
10. The contractor shall maintain attendance register for his staff at site, which may be checked by the engineer-in-charge or his authorized representative and observations recorded therein.
11. In case of any absence from duty of the operation/maintenance staff, the same will have to be made good by making suitable arrangements. However, in case of absence of any staff for whatever reasons, recovery shall be made from the bill(s) at the following rates. The decision of Engineer-in-charge shall be final and binding on the firm.
12. Since the plants are catering to the AC requirement of Hospital, the contractor will have to ensure that the low side equipment are maintained in absolute working condition. In case of any break down in plant, electrical panel etc. the same shall have to be attended immediately on the same day.
13. The contractor will make his own arrangements of all type tools for electrical and mechanical work for use of their staff. No T&P will be supplied by the department.
14. The spares of equipment pertaining to low side equipment including lubricants, chemicals, topping up of refrigerant gas in the chiller etc. shall be within the scope of the contractor. Also, petty material like logbook and cleaning chemicals i/c grease, gland dori, gasket etc. shall be arranged by the contractor for which nothing extra shall be paid. The PVC fills of cooling tower if need to be replace, shall be done by the contractor by contractor free of cost.
15. During the running of the contract, the responsibility of physical custody of the plants and its associated equipment's will rest upon the contractor. If any item is found missing/damaged during the inspection of Engineer-in-charge or his authorized representative, the recovery for the same shall be made from the contractor bill through a simple 7 days' notice intimating the loss. The decision of Engineer-in-charge shall be final and binding on the contractor. In case of any damage to any equipment due to negligence of contractor's staff the same will have to be made good by the contractor. Failure to which suitable recovery will be made from the contractor's bills.
16. Logbook as per standard Performa will have to be filled in by the contractor's staff. The logbook shall be kept in the plant room, which will be checked by the Engineer in- charge. The contractor's staff be bound to comply with the directions of Engineer in- charge in totality.

17. Thermometers, for recording DBT, WBT & Relative humidity etc. shall be maintained at site for recording readings twice a day (Once in forenoon session and once in the afternoon session) and results recorded in the register.
18. The site (A.C. Plant room, Cooling Tower etc.) will have to be kept clean.
19. The maintenance work as per maintenance manual of the OEM has to be carried out in time bound manner for which proper records history cards of each chilling machine, AHU's and other equipment's etc. will have to be completed / filled by the contractor's staff.
20. All staff of the firm shall be in proper neat and clean uniform with firm's badges.
21. Failure to comply shall invite recovery of Rs. 50/- per day/per person from the contractor bills.
22. The firm should have registered with ESI & PF and keep proper record of ESI & PF for their deployed staff. The firm shall submit upto date challan/return of ESI & PF to the department alongwith its bills to enable release of payment. In case the same are not found attached the payment will not be released.
23. The contractor shall be bound to make all payment to its staff online / RTGS directly into the account of its staff deputed for the work. A copy of the pass book of the staff shall be submitted with the department along with the bill. Engineer-in-charge may not make any payment to the contractor till the same is submitted by the contractor to the entire satisfaction of the engineer-in-charge.
24. Contractor shall be fully responsible for the staff deputed for the work. In case of any incident and/or accident involving his staff, the contractor shall be fully responsible and the department shall have no involvement in any legal and/or administrative manner, whatsoever.
25. The maintenance of low side equipment shall be fully comprehensive including all spares, accessories and ancillaries and shall include but not limited to all equipment's, labour, parts, attending emergency calls at site within 24 hours. During the annual maintenance period, if any replacement is required the same shall be arranged by the contractor at his own cost within the scope of work. No breakdown time shall however, be permitted and therefore the contractor shall ensure stacking essential spares at the site itself to minimize the break down period.
26. The maintenance of low side equipment shall include a minimum of 12 monthly preventive maintenance visits by qualified personnel who are thoroughly familiar with the all type of equipment and system provided for the site for which separate qualified staff should be deployed by the firm.
27. Approved **Chemical treatment** of the Cooling Tower water to make free from corrosion, deposits and biological growth.

## **SCOPE OF WORK**

The Contractor has to provide 24x7 man power as per following schedule: -

Scope of work shall include the following but not limited to:-

1. To provide 24x7 man power for the operation as the inventory list attached of HVAC system including all equipment's pertaining to Chillers, pumps, cooling towers, AHU's, FCU's, VRV/VRF system, split ac's, air scrubber, air washer, ventilation fans, smoke extraction system including fans, exhaust fans of all areas, BMS system etc. and maintenance of HVAC system-low side as per the inventory list which includes pumps, cooling towers, Ahu's, FCU's, air scrubber, air washer, ventilation fans, smoke extraction system including fans, exhaust fans of all areas, BMS system etc.
2. Monthly maintenance services as per the manufacturer's Guidelines / maintenance Manuals shall be provided. In Emergency breakdown, troubleshooting to be provided and breakdown to be attended immediately & submit service report to Engineer in charge.
3. Required spare parts, consumables shall be made available immediately.
4. Adequate stock of all spare part, consumables are to be kept at Hospital Premises.
5. This Comprehensive Maintenance Contract (CMC) shall be inclusive of following but not limited to:-
  - All Equipment and electrical panels of the HVAC System-low side equipment's must be running at the design efficiency without any interruption during 24 hrs. operation.
  - All consumable shall be included in this comprehensive maintenance contract.
  - The contractor has to check at regular interval for AHU's, FCU's filters clogging and cleanliness, replace same as per the filtration requirement.
  - The contractor shall carry out routine maintenance and shall attend any break down immediately.
  - Particle Count and DOP test in all Operation Theatres and Critical Care areas shall be carried out once in a year.
  - Contractor shall provide cooling tower chemical and chemical treatment keep cooling tower water quality as per required quality after virtual completion and for entire CMC period.
  - All equipment's operation & maintenance to be carried out as per the respective OEM guidelines
  - Repair/replacement of all parts/equipment's as per the site requirement is under the scope of contractor
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**6. Work to be done on every day basis for HVAC:-**

- a. The reading of the suction and discharging pressure, oil pressure, oil and gas level, suction and discharging pressure of pumps, voltmeter & Ammeters etc. shall be checked and recorded in the LOG BOOK (provided by the contractor/contractor/contractor/ on hourly basis.
- b. Necessary action is to be taken if the reading is not normal.
- c. To check all electrical motors and their bearing for abnormal noise/heating and to take necessary action if found abnormal.
- d. To check water level in the make- up water tank on terrace and check functioning of float valve. See proper function of the circulation pumps.
- e. To drain out water and clean the AC plant room/cooling tower/AHU's etc. as and when required/scheduled.
- f. The inside ambient conditions i.e. DB, WB, & RH of all the AHU's shall be recorded on hourly basis. Filters of the AHU's/fresh air inlet etc. is to be cleaned regularly as per schedule. Any other work required for the equipment for proper functioning.

**7. Work to be done on weekly basis for HVAC:**

- a. To check refrigerant system.
- b. To clean all the strainers and the filters.
- c. To check the alignment/looseness of all the belt driven equipment and rectify if required.
- d. Filters of AHU's/fresh Air inlet etc. are to be cleaned regularly as per service maintenance schedule.
- e. To check water inside the make-up tank for hardness/dirty and fill with soften water if required.
- f. Clean of grills and diffusers.

**8. Work to be done on monthly basis for HVAC: -**

- a. To check the gland /seal, coupling of pumps.
- b. Checking the alignment & conditions of all rubber couplings between pumps.
- c. Checking all bolts, nuts for tightness.

- d. To check the solenoid valve, safety controls mechanical, Electrical/Electronics and inter-locking of the various equipment. To check all AHU ducts/insulation/proper positioning/damage and rectifying the same where ever required.
- e. Purging of air from all water coils.
- f. Coil to be cleaned by a spray of high pressure clean water (not exceeding 30 psi b) with chemical spray, if necessary.
- g. Cleaning of condensate pans, trays & drains.
- h. Checking the tension of all belts drives & adjust as necessary.
- i. Checking of all fan bearings & lubricate with grease as necessary.

**10.** Work to be done after every three months for HVAC: -

- a. To check and lubricant (if required) the bearing of the pumps/motors and keep the proper record.
- b. The check the foundation bolts of the pumps / motors and to take the necessary action if required.
- c. Check the quantity of Air flow from various out lets in each room/ Area as per drawings and do adjustment of dampers etc as and when required.
- d. Check the performance of each equipment of HVAC plant for proper functioning.
- e. All the equipment/installations shall always be kept in good and trouble free operating conditions.
- f. All the required record for break-downs/repairs and maintenance etc. shall be maintained in the form of history books and logbooks etc. as per directions.
- g. Clean the stainer of condenser & chilled water line.

**11. Operation and Maintenance of Pumps & Motors (Primary Chilled Water Pumps, Secondary Chilled Water Pumps & Condenser Pumps)**

- a. Operation of the pumps (running and standby) in rotation as per the site requirement, makes notes of leaks, unusual sound and vibration, unusual odors, mounting point, mechanical seal of packing, pump flanges for leaks, coupling, filter clean, lubricate the motor and pump bearing, motor vents and winding for dust/ dirt build unclean, arcing

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and overheating of starter/controller, Volt (RY,YB,BR), In pressure, Out pressure, Current(Amp), etc. Taking necessary preventive repairs based on these observations under intimation to AIIMS Bilaspur Engg Department.

- b. Rewinding of burnt out pump motor winding, replacement of burnt cables and switches and other electrical parts.
- c. Quarterly Greasing of Bearing at Pump End.
- d. Quarterly Greasing of Bearing at Motor End.
- e. Quarterly checking and doing the alignment of shaft if required.
- f. Quarterly servicing of all Pump Motors
- g. Annual Heat Varnishing of Pump Motors if required
- h. Quarterly checking and doing the alignment of motors if required.
- i. Annual Overhauling of the pumps
- j. Quarterly servicing of all Pump VFDs
- k. Quarterly servicing of Chilled Water Line strainer for the Pumps
- l. Quarterly servicing of Pump Electrical Panel
- m. Replacement of bearings as and when required
- n. Replacement of Mechanical Seal of the pumps as and when required
- o. Repair and Replacement of Couplings for the condenser water pumps as and when required
- p. Replacement of Motor Terminal (in case the motor is burntout)
- q. Replacement of Pressure Gauges and Thermometers for pumps as and when required
- r. Replacement of Electrical Spares of Electrical Starter Panel for pumps as and when required

## **12. Operation and Maintenance of Cooling Towers**

- a. Operation of Cooling Tower rotation wise as per the site requirement and as per direction of engineering team at AIIMS Bilaspur.

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- b. Monitoring the smooth running of the Cooling Towers and Voltage (RY, YB, BR), Current (R,Y,B), Inlet Temperature, Outlet Temperature, Water Level, Vibration and Motor, tightness of the termination of the panel, condition of gear box, spray nozzles and oil level of gear box etc.
  - c. Recording the wet bulb and ambient temperature once in morning and afternoon shift.
  - d. Recording the Cooling Tower Sump Temperature, Wet Bulb and Ambient Temperature, etc.
  - e. Quarterly Greasing of bearings at Motor End
  - f. Quarterly Cleaning of Cooling Tower Sump
  - g. Monthly cleaning of Condenser Water Line Pot Strainers
  - h. Annual Overhauling of Gear Box (if required)
  - i. Annual Overhauling of Cooling Tower
  - j. Annual Heat Varnishing of Cooling Tower Motors if required
  - k. Quarterly Cleaning of Cooling Tower sump and spray nozzles
  - l. Quarterly checking and ensuring proper pitch angle of Cooling tower fan blade
  - m. Replenishing gear oil as and when required.
  - n. Rewinding of Cooling Tower motor if burntout.
  - o. Replacement of coupling and its accessories as and when required.
  - p. Replacement of seal of gearbox as and when required.
  - q. Replacement of nozzles as and when required.
  - r. Replacement of bearings as and when required.
  - s. Replacement of net of Pot Strainer as and when required.
  - t. Replacement of motor terminal in case of burntout.
  - u. Replacement of Electrical Spares of Electrical Starter Panel

### **13. Operation & Maintenance of AHU & Ventilation Fans**

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- a. Operation of the AHUs, Ventilation Fan along with the VFDs wherever applicable as per the site requirement with HVAC related Building Management System.
  - b. Monitoring the smooth running of the AHUs and respective VFDs filter cleaning, Actuator cleaning, In/Out pipeline water flush, Motor alignment check, Belt tightness check, VAV fire dumper, VFD operational check, Daily ON/OFF time, Return air temperature, Canvas air temperature, AHU inlet/outlet water temperature, AHU inlet/outlet water pressure, etc.
  - c. Monitoring the smooth running of the Ventilation Fan, abnormal sound and vibration check.
  - d. Quarterly Greasing of bearings at AHU blower end.
  - e. Quarterly Greasing of bearings at AHU motor end.
  - f. Quarterly Checking and doing the alignment of shaft.
  - g. Quarterly Servicing of all AHU motor.
  - h. Annual Heat varnishing of AHU motors if required.
  - i. Quarterly Servicing of AHU Filter.
  - j. Quarterly Checking and doing alignment of the motor.
  - k. Half yearly cleaning of AHU coils.
  - l. Quarterly Servicing of AHU electrical panel.
  - m. Quarterly servicing of VFDs for the AHUs.
  - n. Annual performance test of all the AHUs and submission of report to your end.
  - o. Quarterly Tightening of terminals of motor.
  - p. Half yearly servicing of chilled water line strainer for the AHUs. Replacement of bearings as and when required.
  - q. Replacement of V-Belts as and when required.
  - r. Rewinding of AHU motor (if burntout).
  - s. Replacement of AHU motor terminal in case of burnt out.

- t. Replacement of Pressure Gauges and Thermometers for AHUs as and when required.
- u. Replacement of MCCBs and contactors of AHU Electrical panel if required.
- v. Repairing and replacement of Canvas as and when required.
- w. Replacement of motor.
- x. Replacement of AHU Pre Filter.

**14. Check the BMS different sensor like Temperature sensor, pressure sensor, supply air and return air sensor, duct detector, Pre filter and fine filter sensor, etc. Carry out the calibration of all HVAC system BMS sensors once in a year and submit its report to the Engineer Incharge. If not carried out, the same will be carried out at risk and cost of contractor by AIIMS.**

**15.** Submit planned preventive maintenance of BMS system (HVAC related) and submit its schedule as with in 15 days of the start of the contract. Also, submit BMS-HVAC System monthly ppm report.

**16.** Also attend any kind of issue pertaining to HVAC System found informed by AIIMS Authority.

**17.** Repair/rectification/replacement of components of BMS and fire alarm connected to HVAC would be fully included in this contract

**18.** Checking the interlocks (fire & BMS) for its normal operation and recording the same in the log sheet.

**19.** Actuator Servicing and rectification/replacement if any as per the site requirement is in the scope of contractor.

**20.** AHU integrated ventilation system: Checking and preventive maintenance of fans including respective electrical panels periodically

**21.** Clean strainer, replace strainer mesh and support for the same if required with SS/Brass.

**22.** All spares, and components to be used/ replaced must be of Genuine and necessary documentary evidence are to be submitted, prior to fitment of same.

**23. Megger** all the motors & electrical panels and the report of the same to be submitted.

**24.** Pre and Fine **filter replacement** of AHU as and when required will be under the scope of vendor.

**25.** PVC Fills of Cooling Tower need to be replaced after every 24 months or as per requirement.

**26.** Complete cleaning the whole parts of CT, Louvers drift eliminators, **nozzles and fill** once in a year. (Replacement of when fills and nozzles required)

**27.** The contractor should keep the following materials in stock (as mentioned) for urgent rectification of any kind of fault. The stock of such consumables will be checked before releasing the quarterly bill. The bill may be hold if inadequate or insufficient quantity of consumables are found in stock.

**28.** Training of the deployed manpower for both i.e. HVAC O&M team and BMS team from the certified engineers/agency.

**29. Chillers:**

**Operation of chillers and maintaining operation record in the form of log Book.**

**30.** The following points should be considered for all the HVAC system related electrical panels:

- Monthly checking of electrical parameter and replacement of electrical components if required.
- Defective spare parts replacement as per given makes.
- Power DB terminal end.
- Earthing connection etc.

**31. Fan Coil Unit (FCU):**

The following points should be attended during CMC period.

- Check any water leakage from unit.
- Inspect the condensate drain pan and ensure that it is clean and water flows freely.
- Check the looseness of any bolts in fan casing motor base etc.
- Inspect free flow of drain water route and rectify the same as per the site requirement completely in all respect including all spares/accessories
- Additionally, carrying out FCU's preventive maintenance as per the OEM (i.e. York) guidelines

**32. Ducting, grill and chilled water pipeline:**

- Ducting and chilled water pipeline insulation is under contractor scope of work.
- Diffuser, grill, damper and ducting cleaning half yearly.
- Leakage repairing etc. contractor scope of work.

- Fire actuator for fresh air damper contractor scope of work.

### **33. Fire Exhaust fan:**

- Supply and Exhaust fan motor, fan blade etc. repairing / replacement contractor scope of work.
- Quarterly fan cleaning and servicing.
- Electrical parameters checking monthly.
- Fire damper actuator and controller repairing, checking etc.

### **34. UV lamp:**

- Lamp Checking.
- Fault rectification/replacement if any.

### **35. Hot water generators:**

- a. Operation and Comprehensive maintenance of Hot Water Generators 500 KW(05 Nos.) & 80 KW (04 Nos.) and all the related equipment's are included repair/ replacement as per the site requirement.
- b. Day to day operation and routine maintenance.
- c. Check the unit for any abnormality and rectify it.
- d. Check the operating parameters of all the units and fill out a daily log sheet. Contractor should ensure optimum RH% and humidity control in conditioned space and record it in logbook.
- e. To check /calibrate all instruments/switches /gauges for proper functioning. Check heater elements/ controls/ panel etc. and replace spares if required.
- f. Any other work to upkeep the unit in healthy condition.

**36. Operation & Maintenance of the HVAC System of AIIMS, Bilaspur HP. A total of **30 nos. of man-power** thoroughly familiar with the type of machines/equipment's shall be deployed at the site for 24 hours 365 days basis.**

### **37. SPECIALLY INCLUDED:**

- **Inspection and rectification report for all above points (For Low Side) Should be submitted to Engineer in Charge.**
- **All Spare parts/consumables will be provided by the vendor under this contract for Low side. No extra Shall be paid for the same.**
- **All Low Side Equipment's Should be in Running Condition Failing Which 1% per month recovery will be made on proportionate basis . The minor items, instrumentation & control, field devices, control panels etc. which are accessories but not listed in Annexure., are part of the complete systems covered under comprehensive maintenance. OT validation including HEPA Filters integrity test should be carried out once in a year of OT, LAB, ICU a etc. applicable and as per ISO 14644 standards (NABH guideline) and submit its report to the Engineer**

**Incharge. On non submission penalty @ 20000/- will be deducted.**

**38.**Arrival & Departure of staff should be well-planned to up-keep the operation and maintenance requirement in tact round the clock.

**39.**Any additional works /requirements as directed by the Engineer-Incharge is required to be executed as per their directions

**40.Periodic Inspection through OEM:**

The Contractor shall have to arrange for periodic through respective OEM inspection/servicing of VFD of Secondary Pumps, Cooling Towers, HVAC LT Panel Heater, Primary Secondary Condenser pumps, BMS equipments and other major equipments also The cost of such inspections to be conducted by the experts shall have to be borne by the Contractor without any additional financial liability to the AIIMS. A copy of the inspection report shall be forwarded by the Contractor to the Engineer-in-charge and the concerned Executive Engineer. However, AIIMS reserves the right to have independent audits of the health of the systems of the machine at the cost of the Contractor and the contractor shall implement the findings of such audits in a mutually agreed schedule.

**41.MAINTENANCE OF RECORDS:**

Following Documents / Records are to be maintained at site by the contractor as per detailed in Appendix – G of CPWD specification for HVAC works 2024:

- a. Daily Log Book
- b. Complain Log Book
- c. Chiller reading Log Book
- d. Site Materials Account Register
- e. Equipment History Card/ checklist
- f. Power Failure & Chiller Tripping Record
- g. Preventive maintenance documents/registers for Cooling Towers, Pumps, Hot Water generators, AHU's, FCU's, OT's, ventilation fans including electrical panels, smoke extractions fans etc.
- h. VRV system operation and complaint record
- i. Maintenance Schedule Activity
- j. Attendance Register
- k. Breakdown Report
- l. Maintenance Report
- m. BMS preventive maintenance register
- n. BMS operation status report monthly register
- o. Daily progress register
- p. Attendance register
- q. Spares register
- r. Tool tackle register

- s. Wage register
- t. Housekeeping record of HVAC SYSTEM RELATED AREAS

- Satisfactory compliance to site order or site instruction of AIIMS.
- Air balancing and water balancing should be done YEARLY

#### **42. PAYMENT TERMS:**

- The Contractor shall submit bill in duplicate at the end of every month. The pre-receipted bill in duplicate along with all supporting documents as required under this contract and prescribed check list shall be submitted to the Engineer-In-charge. The payment shall be made as below.

Payment shall be made on monthly basis provided that the bill submitted should be in order in all respect and the Statutory deductions of GST and other taxes applicable shall be recovered/paid from the contractor's bill as per Govt. of India /AIIMS rules.

- **Vendor shall submit following documents along with the bill for payment:**

- a. Complain reports
- b. Service reports of PMS work during the Quarter
- c. Wage, EPF & ESI Statement of workmen during the Quarter.
- d. GST return up to date Voucher.
- e. Bank Account Details.

#### **43. DEDUCTION ON DEFAULT:**

Availability factor of HVAC system as per norms on demand, maintaining the rated capacity, up keeping of proper cleanliness/housekeeping, carrying out proper maintenance, attending breakdown in time (rectification of faults) and following the safety aspects, statutory norms and regulations are the essence of this contract. Therefore, the Contractor shall meet the performance parameters / norms / obligations pursuant to the contract. Failure on the part of the Contractor to comply with the requirements shall attract a deduction on account of underperformance as mentioned below:

- **Minor Breakdown:** On getting the minor breakdown complain or failure of the HVAC system, Contractor's maintenance team must respond within **3 Hours** and carry out necessary repairs to restore the system in normal condition, falling which penalty of **₹1,000 per day up to 10% of the CMC contract value** will be recovered from the contractor.
- **Major Breakdown:** On getting the major breakdown complaint or failure of the HVAC system, Contractor's maintenance team must respond within **3 Hours** and inform the concern AE/JE immediately regarding the complaint. After joint inspection with concern AE/JE, the complaint must be sorted out within **72 Hours** or **timeline**

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**given by EIC according to the nature of complaint**, the necessary repairs must be carried out to restore the system in normal condition, failing which penalty of **₹3,000 per day up to 10% of the CMC contract value** will be recovered from the contractor.

- 44.** For any major repair or over-hauling work, the contractor shall inform in advance to the Executive Engineer before 72 hours of starting the work.
- 45.** Third party of manpower is allowed subject to prior approval to be taken from AIIMS Bilaspur, HP after submitting the credentials of associated company. However, the total responsibility will be of principal/main contractor.
- 46.** All ladders, lockers for the deployed manpower to be provided by the contractor on site.
- 47. Salary to be** credited to the onsite manpower on or before 7th of every month as per labour law
- 48.** Inventory of material submit at the start of each month .
- 49. For complaints** one email address/id and one mobile no. which will work for entire year/12 months 24\*7\*365, which is required to be shared for receiving routine complaints of AIIMS Bilaspur. Monthly report of HVAC System complaints received and its rectification status report is required to be shared to EIC.
- 50.** Dedicated per shift technician for OT's and as per their requirement. Spares inventory every month till 5<sup>th</sup> of the month submit.
- 51.** The firm Will attend minor operational issues pertaining to VRV/VRF, Split AC, Chillers.
- 52.** Coordination with High side HVAC OEM/authorised dealer at start and maintaining joint record, failing which penalty of ₹ 500 per day will be levied on the contractor.
- 53.** O&M of all Lift pressurization fans, smoke extraction fans, exhaust fans, toilet fans etc all fans as per the areas mentioned in inventory.
- 54.** With electrical substation in register enter regarding on/off record maintain of chiller/hot water generator as applicable

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- a. **The** Supplier shall notify the Purchaser in writing of all sub contracts awarded under the contract, if not already specified in its bid. Such notification, in its original bid or later, shall not relieve the Supplier from any of its liability or obligation under the terms and conditions of the contract. b) Sub contract shall be only for bought out items and sub-assemblies.

Note: - All works to be completed as per CPWD HVAC 2024 Specifications.

**55.** Dress winter (2 sets including jackets) and summer 2 set, safety shoes and additionally as per the requirement at site.

**56.** The contractor will maintain the attendance records of the staff, which will be checked by the Engineer-in-charge or his representative of the work.

**57. GATE PASS**

All tools and plants, surplus/dismantled/ rejected/ materials to be taken away by the contractor from the work site should have a valid gate pass (4 copies) issued by Junior Engineer/Assistant Engineer/Executive Engineer or by the competent authority of the Institute. One copy of the gate pass shall be delivered to the security staff, one copy at the Exit gate, the third copy shall be retained by the contractor and fourth copy shall be retained by the officer issuing the gate pass.

**58.** No dismantled material will be taken back from the contractor and it will be property of the contractor

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## **SAFETY MEASURES AT SITE**

- (A) In order to ensure safe work , following shall be adhered for strict compliance at site:-
- (i) The work site shall be properly barricaded.
  - (ii) All field officials and the workers must be provided with safety Helmets, safety shoes and safety belts.
  - (iii) Proper MS pipe scaffoldings with work-platforms and easy-access ladders shall be provided at site to avoid accidents for Working height greater than 3 metre.
  - (iv) Necessary First-Aid Kit shall be available at the site.
- (B) The contractor has to take care of all safety measures required during Execution of work for protection of his own labour. In case of any accident happens in the campus during execution, due to lack of safety measures or any other reason whatsoever, the agency is fully responsible and all the expenses on this account shall be paid by the contractor and AIIMS will not be responsible at all.

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## **DRAWINGS & Inventory List**

1. Chiller plant room drawing

2. Inventory List of HVAC System

**TESTING:** All materials should be tested by the firm before installation at site under intimation to AIIMS Authority. Any material required for maintenance works and not mentioned in make list shall be supplied by the vendor after necessary approval from the EIC or his representative.

### Tools preferred at site

(Also additional tools as per the site requirement to be provided by the contractor and nothing extra shall be paid for the same)

Sr. No	Description	Make	Qty
1	Hammer Drill Machinc 720 Watt	Bosch	1
2	Drill Machine	Bosch	1
3	GWS 600 Angle grinder	Bosch	1
4	Bosh 3-cylinder Pump Easy Aquatak 100 Bar 1100-Watt electric high-Pressure washer	Bosch	3
5	Spanner Set (6m-32mm)	-	
	Open-end spanner set	-	2
	Ring spanner set	-	2
	Combination-spanner set	-	2
6	Socket Wrench	-	1
	Spanner Tool Goti set	-	2
7	Allen key set	-	2
8	Screw driver set	-	4
9	Taparia 6" Hex Shank 2 way Screw Driver	-	4
10	Long screw driver heavy duty	-	2
11	Sledge Hammer 900 GMS/10" (260mm)	-	3
12	Cross Pin Hammers Drop Forged Steel Seasoned Wood Handle.	-	4
13	Chrome vanadium steel Adjustable spanner 10"	-	2
	Chrome vanadium steel Adjustable spanner 12"	-	2
14	Locking Plier	-	2
15	Circlip plier Set	-	1
16	Steel Bearing Puller 12"	-	1
17	Bearing Puller Heavy Duty (for 55 KW Motor)	-	1
18	Hydraulic Crimping Tool	-	1
19	Welding Set Single Phase with Helmet + Goggle.	-	1
20	AC Clamp Multimeter	-	3
21	Megger	-	1
22	Earth Resistance Tester	-	1
23	Wire Stripping Plier	-	3
24	Tester	-	30
25	Insulated Lineman Combination Cutting Plier	-	30
26	Long Nose Plier	-	2

27	Pipe Wrench 10"	-	2
	Pipe Wrench 12"	-	2
	Pipe Wrench heavy 24"	-	1
28	Paint Brush 75 MM	-	2
	Paint Brush 50 MM	-	2
	Paint Brush 100 MM	-	2
29	Bosh GBL 650 Professional Blower 650W	-	2
30	Heat Gun 2000-Watt Hot Air	-	2
31	Polypropylene Long Bristle Dust Cleaning Brush	-	10
32	Dust Pan	-	5
33	Grass Broom/ Phool Jhadu	-	5
34	Bamboo Seek Coconut Hard Floor Jhadu / Broom for OT's	-	5
35	Fluke 925 Vane Anemometer	-	1
36	Sling Psychrometer Hygrometer & Thermometer for Measuring Dry and wet Bulb temperature.	-	2
37	Sigma Instruments Digital Temperature Meter	-	2
38	Bosch GIS 500 industrial temperature Measuring Device	-	1
39	Thermo hygrometer (Digital) for measuring temperature & Humidity.	-	1
40	Digital Manometer for (differential pressure)	-	1
41	SKF induction heater	-	1
42	Heavy Duty Lever Grease Gun	-	1
43	Aluminium Angle finder magnetic Base	-	1
44	Industrial Safety Belt Harness full Body	-	1
45	Ladder for room FCU work	-	4
46	Ladder for Plant room (6 mtr.)	-	1
47	Chain Pulley (1000 Kg.)	-	1
48	Spirit Level with Magnet 30 cm	-	1
49	Electric Insulated Rubber seamless Hand Gloves	-	1 Pair
50	Bosh 3-cylinder Pump Easy Aquatak 100 Bar 1100-Watt water Jet Spray or Pump for coil Cleaning	Bosch	2 Nos.
51	Hammers	-	2 Nos.
52	Hydraulic Crimping tool	-	I Nos
53	Bosch GBL 650 professional Blower 650W	-	2 Nos.
54	Sling psychrometer Hygrometer thermometer measuring drey and wet bulb Temp.	-	I Nos
55	Sigma instrument Digital temperature	-	2 Nos.

	meter		
56	Bosch GIS 500 Industrial temp measuring Device	Bosch	I Nos
57	Thermo hygrometer (digital) measuring temp and humidity	-	I Nos
58	Multimeter fluke	Fluke	I Nos
59	Digital Clamp Multimeter	-	2 Nos.
60	Vaccum cleaner heavy duty	-	2 Nos.
61	Measuring tap 5 mtr.	-	I Nos
62	Chain pully 50 mtr. 1000 kg	-	I Nos
63.	CHASE CUTTING MACHINE	-	I Nos
64.	LUX METER (DIGITAL)	-	I Nos
65.	Manifold gauge set (R-134a, R-407c, etc.)	-	I Nos
66.	Mild coil cleaning chemicals/disinfectants Fin comb	-	I Nos
67.	G. I Ducting Sheet (24/ 22 Gauge) – 50 Sq. Mtr. (Make: - Tata, Jindal, sail)	-	As per the requirement on site
68.	Mechanical seal puller kit	-	I Nos
69.	Laser alignment tool Bearing puller and installer Vibration meter Feeler gauge	-	I Nos each

Note: in the above table where makes are not mentioned tools provided must be of make and conforming ISO standard of the respective tool

The contractor will have to arrange his own T & P required for the work. The department will not arrange any T & P and nothing shall be paid on this account.

**Minimum spares to be present at site preferably  
(Makes of all the following spares & spares not enlisted to be used will  
be of the same make as per the existing installation)**

Sr. No	Equipment	Item Description	Qty.
1	<b>AHU</b>	<b>Motor Bearing</b>	
		3.5KW- SKF 6206-2Z/C3WT	60
		1.5KW- SKF 6205-2Z/6205ZZ	12
		Canvas	20
		Door Handles	50
		<b>Contactors</b>	
		Main Contactor	5
		VFD in Contactor	5
		VFD Out Contactor	5
		Auto Manual Relay	20
		Single Phase Preventer	10
		Over Load Relay	10
		UV Light Lamp Tubes	
		PRE FILTER	10
		FINE FILTER ELECTRONIC TYPE	10
		TEMP gauge	10
		pressure gauge	10
Coil cleaning chemical	50 ltr		
2	<b>Drain Fittings CPVC</b>	Union 25 mm	25
		Elbow 25 mm	25
		Pipe 25 mm	6
		Socket 25 mm	25
		Ball Valve 25 mm	5
3	<b>Primary Pump</b>	Motor Bearing SKF 6313	4
		Pump Bearing SKF 6309-2Z/C3	4
		M-Seal (Mechanical-Seal)	2
		Motor Terminal Block	5
		Shims	1 roll as applicable
		Spacer coupling	2
	Stainer Mesh	2	
	<b>Secondary Pump</b>	Motor Bearing SKF	4
		Pump Bearing SKF	4
		M-Seal (Mechanical-Seal)	2
Spacer coupling		2	
Stainer Mesh		2	
4	<b>CONDENSER PUMP</b>	Motor Bearing SKF	4
		Pump Bearing SKF	4
		M-Seal (Mechanical-Seal)	2
		Stainer Mesh	5
		spacer coupling	2
5	<b>HVAC Plant Room LT Panel</b>	LUG (10,16,25,35,50) Ring type aluminium	50 each size
		Panel Block	50

		Copper lug (10,16)	50
		Main contactor	5
		Star contactor	5
		Delta contactor	5
		Thermal over load	5
		Add on block	5
6	<b>COOLING TOWER</b>	rubber bush with cap screw and washer for 6Q CI-driveshaft	50 nos
		Nozzles	100
		motor side and gear side coupling / yoke	2
		complete driveshaft assembly with both side coupling -duly dynamically balanced	1
		gear box	1
		Lubrication Oil	50 ltr
7	<b>Chemical Treatment condenser of water</b>	Corrosion in inhibitor	As per the site requirement
		Scaling in inhibitor	
		PH Reducer	
		Chlorination	
		Algaecide	
		water hardness testing kit	5
		ph paper	1
		TDS METER	1
		ph meter	1
8	<b>FCU (YORK)</b>	Insulation set for valve kit	5
		PCB	10
		Thermostat	10
		Power Cable	50mtr
9	<b>Fire Control Damper Panel's</b>	fire/smoke damper controller panel	10
10	<b>BMS</b>	Relays	40
		PUB6438SR Controller	4
		JACE	1
		2 Core Shield Cable	100mtr
		Transformer 240 V AC to 24 V AC	2
		Fuse 2a	30
		Actuator's	5
11	<b>Insulation</b>	Nitrile rubber with aluminium foil 25 mm	100mtr square
		Nitrile rubber with aluminium foil 13 mm	100 mtr square
		Glass wool insulation with aluminium foil 25 mm	100mtr square
		Silicon	5
		aluminium foil duct tape	50
		Black tape	20
		Lag coating	100ltr
		Mill cloth	
		Black cloth room acoustic	
SR adhesive	20 ltr		

12	<b>Hot water generator</b>	Industrial water immersion heater for hot water generator 20kw (3.33kw x 6 tubes) copper tube, dia 8 mm, depth of immersion 600mm, ms flange outer dia 145 mm, PCD 118 mm, no of holes 6, hole dia 12 mm, all dimension as per sample.	24
		HRC FUSE (160 AMP, )	18
		CONTACTOR	2
		power cable copper	12mtr
		MCB 63A 4 POLE	5
13	<b>PAINT</b>	red per oxide red primer	50 ltr
		thinner	40ltr
		bus green	5 ltr
		silver paint	10 ltr
		black paint	20ltr
		smoke grey	10ltr
		sky blue	5 ltr
		sea green	20ltr
		navy blue	5 ltr
14	<b>Accessories</b>	WD40	2
		CRC contact cleaner	2
		cpvc solvent	250gm
		M SEAL	2KG
		araldite	500GRM
		INSULATION TAPE	150
		TEFFLON TAPE	20
		MOTOR BEARING GREASE	10
		EMERY PAPER	
		NUTS	
		BOLTS	
		WASHER	
		flange gasket 3mm	10 mtr
		hack saw blade	5 nos
15	<b>air washer, scrubber</b>	AIR scrubber <u>and</u> air washer belts	for each size 2 nos
16	<b>AHU VTS</b>	3 Phase squirrel cage induction motor 3KW RPM 2870	1
		3 Phase squirrel cage induction motor 4 kw	1
		motor varnish	4 ltr
		ahu blowers vts size	
		V400	1
		V500	2
		V560	1
17	<b>OFFICE</b>	Computer	1
		Printer	1
		OFFICE table	1
		Chair	2

**FORM OF SOLVENCY CERTIFICATE FROM THE NATIONALISED/  
SCHEDULED BANK**

This is certified that to the best of our knowledge and information Shri/Smt.....having address....., a customer of our bank are/is respectable and can be considered solvent upto Rs..... (Rupees .....)/financially sound for any engagement upto Rs..... (Rupees .....). This certificate is issued without any guarantee or responsibility on the bank or any of the officer(s).

(Signature)

**Name, Designation and Personal  
Code No of Signatory& Seal of bank  
Complete Postal Address,  
Telephone No, e-mail ID of Branch**

**FORM OF WORKING CAPITAL CERTIFICATE FROM NATIONALIZED/  
SCHEDULED BANK**

This is certified that Shri/Smt.....having address.....has /have been maintaining a Saving Bank Account /Current Account/ Fixed Deposit Account with this Branch of bank since.....and the firm is having working capital of approximately Rs ..... and/ or the firm is enjoying overdraft/credit facilities upto limit of Rs ..... This certificate is issued without any guarantee or responsibility on the bank of any or the officer(s).

(Signature)

**Name, Designation and Personal  
Code No of signatory& seal of bank**

**Note:** In case of partnership firm, certificate shall include names of all partners as recorded with the bank.

**SCHEDULE OF QUANTITY**

Annual Comprehensive Maintenance Contract For HVAC System-Low Side Equipment & Operation of HVAC System Installed At AIIMS Bilaspur H.P.						
	a	b	c	d	e	f
Sr. No.	Type of Employees	Type of Labor	No. of Employees	No. of working days in a year	Minimum wages per day (as per MoLE, Govt. of India for C Area, as on 01/10/2025 i.e.: (Basic)+(VDA)) (in ₹)	Wages per annum (in ₹) c*d*e
<b>Header A - Labour component - Tenders having quoted rates below the prescribed minimum wages and statutory provisions under Header 'A' (Even if it is less by ₹1/-) will be rejected. (Higher between the minimum wages declared by central Govt. or HP State Govt).</b> <b>For Labour component, the institute shall compensate the contractor for any increase in minimum wages as prescribed by the Chief Labour Commissioner (Central) , Ministry of Labour &amp; Employment from time to time and the associated liabilities like Bonus, PF and ESI components shall also be compensated accordingly.</b>						
<b>A</b>	<b><i>Part-A- Labour Component</i></b>					
1	Plant Manager- HVAC Engineer /BMS Engineer  (For Plant Manager/HVAC Engineer- B. Tech in Mechanical /Electrical with 3 years' Experience in HVAC machineries operation and maintenance OR Diploma in Mechanical /Electrical with 5 years' Experience in HVAC machineries operation.)  (For BMS Engineer- B. Tech in Mechanical/ Electrical/ ECE with 3 years' Experience in BMS operation/ related works and maintenance OR Diploma in Mechanical/ Electrical with 5 years' Experience in BMS operation/ related works and maintenance)	Engineer	1+1	312	1362	849888
2	Operator/ BMS Technician  (For Chiller Operator-Diploma in Mechanical/Electrical/HVAC with 3 years' experience or ITI in Mechanical/ Electrical/ HVAC/ RAC with 5 years' experience in O&M of HVAC Chillers)  (For BMS Operation-Diploma in Mechanical/Electrical/ECE with 3 years' experience or ITI in Mechanical/ Electrical/ Electrical/ Electronic with 5 years' experience in BMS operation/ related works and maintenance)	Highly Skilled	4+1	312	893	1393080

3	Ductman  Diploma in Mechanical/Electrical with 2-3 years' experience or ITI in Mechanical/Electrical/HVAC/RAC/Welding with 4-5 years' experience in O&M of HVAC design/commissioning)	Highly Skilled	1	312	893	278616
4	Welder/Pump Operator  Diploma in Mechanical/ Electrical with 1-2 years' experience or ITI in Mechanical/ Electrical/ HVAC/ RAC/ Welding with 2-3 years' experience in O&M of pumps/ welding preferably related to HVAC)	Skilled	5	312	760	1185600
5	Technician (ITI in Mechanical/ Electrical/ HVAC/ RAC/ Welding with 1-2 years' experience in O&M of HVAC)	Semi-Skilled	11	312	632	2169024
6	Helper (12 <sup>th</sup> Pass & Physically fit)	Unskilled	6	312	541	1012752
	<b>Total Cost of Labour per annum - (A)</b>					<b>6888960</b>
4	Bonus @8.33% - Yearly salary x 8.33% Bonus (Payable only for employees receiving salary up to ₹21,000/- per month or any amount specified by authority from time to time) (In Rs)					363802
5	EPF @12.5% (includes admin. Charges) on 'calculated for 15 (Total Employees) x 15000 (Monthly ceiling) x 12 months x 12.5% EPF Contribution (Subject to maximum ceiling of 15000 salary per month or any amount specified by EPFO from time to time) (In Rs)					666594
6	ESIC @3.25% - Yearly salary x 3.25% ESIC (Payable only for employees receiving salary up to ₹21,000/- per month or any amount specified by ESIC from time to time) (In Rs)					141940
7	<b>Total amount for Header-A (Labour Component) per annum incl.18%GST i.e., Sum of 1 to 6 (In Rs)</b>					<b>9512329.28</b>
8.	<b>Total amount including necessary tools &amp; tackles, Contractor Profit Overhead, stationery item, Uniform and safety accessories to workers to be quoted above on amount under Header "A" as Sr. No. (7) above.</b>					
9.	<b>Total amount for Header-B (Comprehensive Annual Maintenance Contract of HVAC System-Low Side incl GST)</b>					<b>10870750</b>
10	<b>Amount to be quoted above/below on amount under Header "B" as Sr. No. (9) above</b>					

Note : (i) For Evaluation of Bid, the Overall Lowest amount (Labour plus **Consumable** component) will be considered.