

**NOTICE INVITING TENDER**

**(NIT No.: IIMI/Estate/40/2022/130 File No.390)**

**Subject: "Comprehensive Annual Maintenance Contract for Split ACs, Window ACs, Ductable system & VRF System installed in various locations at IIM Indore "**

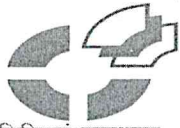
Dear Sir,

Enclosed please find a schedule of items for which your competitive rate is invited. The lowest bidder is required to execute the AMC at IIM Indore under "Service contract" mode.

संलग्न कृपया उन मदों का एक शेड्यूल ढूँढें जिनके लिए आपकी प्रतिस्पर्धी दर आमंत्रित की गई है। सबसे कम बोली लगाने वाले को "सेवा अनुबंध" मोड के तहत आईआईएम इंदौर में एएमसी निष्पादित करना आवश्यक है।

**1. NIT Details About Institute: -**

1	NIT No.	NIT No.: IIMI/Estate/40/2022/130 File No.390
2	About the Institute	IIM Indore is located on Rau Pithampur Road, 25 km away from main city centre. Our is an ethical Institution and we believe in transparency in every facets of work. There is least interference other than quality assurance and timely delivery. There is no need to interact with anyone other than concerned engineer. No material will be allowed to enter the campus from Security gate without passing the same by concerned engineer following technical specifications of the tender. There will be joint measurement of works when completed and bill will be submitted after the joint measurement is accepted. The payment will be made online without any contact with anybody. Strict quality control will be ensured for the job to be executed as per technical specification and make/brand of materials (in case of any brand or its equivalent specified, sample have to approved in advance).
3	Name of Work	"Comprehensive Annual Maintenance Contract for Split ACs, Window ACs, Ductable system & VRF System installed in various locations at IIM Indore"
4	Estimated Cost	Rs. 8,45,701/- (Rupees Eight Lakh Forty-Five Thousand Seven Hundred & One Only) including GST.
5	अग्रिम जमा राशि Earnest Money Deposit (Rs.)	Rs 16,914/- (Rupees Sixteen Thousand Nine Hundred & Fourteen Only) इलेक्ट्रॉनिक मोड के माध्यम से ई-भुगतान द्वारा by e-payment through electronic mode  Name of beneficiary: Indian Institute of Management Indore Account No.: 53018623445 Name of the Bank: State Bank of India IFSC Code: SBIN0030525
6	समापन की अवधि Completion period	365 (Three Hundred Sixty-Five) Days / ३६५ दिन



सिद्धिमूलं प्रबन्धनम्  
भा. प्र. सं. इन्दौर  
IIM INDORE

## भारतीय प्रबंध संस्थान इन्दौर

प्रबंध शिखर, राऊ-पीथमपुर रोड, इन्दौर - 453 556 (म.प्र.), भारत

INDIAN INSTITUTE OF MANAGEMENT INDORE

Prabandh Shikhar, Rau-Pithampur Road, Indore - 453 556 (M.P.), India

7	प्रकाशित करने का दिनांक Date of Publishing	November 23, 2022
8	Pre-Bid Meeting	No pre-bid meeting required. Instead of pre-bid meeting, interested bidder are advised to visit the Institute to understand the scope before participating in tender.
9	निविदा के जमा करने की अंतिम तिथि और समय Last date & time of receipt of tender	November 30, 2022, Up to 02:30 PM in a Sealed cover only addressed to the "Chief Engineer, IIM Indore" The bid has to be dropped in the Tender Box kept at the "Gate - 1, IIM Indore, Rau Pithampur Road Indore - 453556 M.P" on or before the due date & time positively.
10	तकनीकी बोली के खोलने की तिथि और समय Date & Time of opening of technical bid	03:00 PM on November 30, 2022, in the Project Department.
11	वित्तीय बोली के खोलने की तिथि और समय Date & Time of opening of financial bid	To be communicated to all technically qualified bidder by email.
12	Stamp duty for agreement (to be borne by the bidder)	The contractor will have to execute an agreement on non-judicial stamp paper as under - Rupees 500 as per the Indian stamp (Madhya Pradesh Amendment) Act, 2015 or its amendment from time to time
13	Stamp duty for Integrity Pact	On non-judicial stamp paper of Rs.500
14	परफॉर्मन्स गारंटी Performance Guarantee	बोली की स्वीकृति पर निविदा मूल्य का ३ (तीन)% 3 (Three) % of tendered value on acceptance of bid and will be returned 1 month after completion.
15	बोली की वैधता Bid Validity	निविदा खोलने की तिथि से 75 दिन 75 Days from the date of opening of price bid of tender



## 2. Eligibility Criteria:

Criteria of eligibility for submission of bid documents:

### Cover-I: Techno-Commercial Bid

- (a) **Performance / Work Experience:** The bidders having experience of successfully completed AMC Services of AC system during the last 5 years ending last day of the month previous to the one in which applications are invited. The works completed up to previous day of last date of submission of tenders shall also be considered.

One similar completed work, costing not less than the amount equal to 6,76,561/-

Or

Two similar completed works, costing not less than the amount equal to 5,07,421/-

Or

Three similar completed works costing not less than the amount equal to 3,38,280/-,

Similar work shall mean: Annual maintenance of VRV/VRF & Split type Air conditioning system.

- (b) **Annual Financial Turnover and Profit/Loss:** Average annual financial turnover should be at least 50% of the estimated cost put to tender during the immediate last three consecutive financial years, ending on March 31, 2021 and the bidder should not have incurred any loss in more than two years of last five consecutive in Profit and Loss Account.

- (c) **Certificates:** (copy of certificates to be submitted)

- i. PAN (Permanent Account Number)
- ii. GST (Goods & Service Tax) Registration Certificate
- iii. Certificate of registration of firm/company
- iv. Bank Account Detail.
- v. Proof of deposit of EMD.

### **Past performance in IIM Indore:**

- a) The performance rating for last job carried out in IIMI should at-least be "Good".
- b) Any bidder who after award not executed or inordinately delayed start of the job for any reason will not be eligible.

### **2.2 Cover-II: Financial Bid**

- i) Financial Bid (in the format given at Annexure-A)

Both covers should be kept in one main sealed cover super scribed as "NIT No.: IIMI/Estate/40/2022/130 File No.390 "Comprehensive Annual Maintenance Contract for Split ACs, Window ACs, Ductable system & VRF System installed in various locations at IIM Indore".

The bid has to be dropped in the Tender Box kept at the "Gate - 1, IIM Indore, Rau Pithampur Road Indore - 453-556 (M.P.)" on or before the due date & time positively. The Bid shall not be accepted beyond the stipulated date and time under any circumstances whatsoever. Any delay happened in the transition is at the risk of the bidder and IIM Indore will not be responsible.

### List of Air Conditioners

This contract is meant for Comprehensive maintenance of split, window, Ductable & VRF Air-conditioners installed in the campus of Indian Institute of Management, Indore. The installations are as given below:

A). For comprehensive maintenance of Split Air Conditioners (including replacement of spare parts):

Sl. No.	Particulars	Qty.
1.	1.0 Ton Split AC, Make-LG	35 Nos.
2.	1.5 Ton split AC, Make-Voltas, Carrier	05 Nos.
3.	1.8 Ton split AC, Make-Hitachi	02 Nos.
4.	2.0 Ton split AC, Make-Voltas, Blue Star, LG	67 Nos.

B). For comprehensive maintenance of Window Air Conditioners (including replacement of spare parts):

Sl. No.	Particulars	Qty.
1.	1.5 Ton Window AC, Make-Voltas	08 Nos.
2.	2.0 Ton Window AC, Make-Voltas, Carrier, Lloyd	03 Nos.

C). For comprehensive maintenance of Ductable Air Conditioners (including replacement of spare parts):

Sl. No.	Particulars	Qty.
1.	7.5 Ton Ductable Unit, Make-Voltas	03 Nos.

D). For comprehensive maintenance of VRF Air Conditioners (including replacement of spare parts):

Sl. No.	Particulars	Qty.
1.	Outdoor Unit - 8 HP, Make-Voltas (Total Outdoor Unit - 72 HP & Indoor Unit - 65.8 TR)	09 Nos.
2.	Outdoor Unit - 6 HP, Make-Hitachi (Total Outdoor Unit - 6 HP & Indoor Unit - 5.2 TR)	01 No.

### Scope of work:

1. The work shall be carried out as per CPWD General Specification for HVAC works 2004 as amended upto date and to the entire satisfaction of Engineer-in-Charge as per scope of work attached.
2. Regular servicing & inspection of the Split ACs, Window ACs, Ductable System & VRV/VRF system should be carried out at least once in a quarter by the service provider.
3. The complaints received should be attended within 4 hours of their receipts whereas major repair like replacement/repair of compressor, gas charging, replacement of fan/blower motor shall have to be rectified within 48 hours failure to do so a penalty of Rs. 1000/- per day subjected to maximum Rs. 20000/- per month shall be imposed.



4. All the preventive and breakdown maintenance work done should be recorded in service report and be deposited to IIM Indore.
5. In addition to breakdown maintenance, the agency shall carry out quarterly preventive maintenance of Split ACs, Window ACs, Ductable System & VRV/VRF system and submit the report to department accordingly.
6. No advance payment shall be made to contractor, however quarterly payment shall be released to contractor after verifying the status of machines/equipment.
7. 3% Performance Guarantee will be taken before commencement of CMC Work from the contractor.
8. The contractor shall arrange all the materials, labour etc. required for the work.
9. No labour hutments shall be allowed.
10. The replacement of the equipment as a whole such as condenser coils, evaporator coils, plastic items/front grill assy., Sheet metal parts, voltage stabilizer, scanners, Thermocol parts, and body cover is not covered in AMC. However, all the spares, consumables and materials required for breakdown works/preventive maintenance works/overhauling of the above equipments are covered under the AMC.
11. Spares and consumables are to be used of manufacturers make or recommended makes. You have to obtain the concurrence of Engineer in charge before usage.
12. Special care and attention be given to ensure that no damage is done to the equipment in terms of: -
  - a) Avoiding leakage of refrigeration gas into the atmosphere through regular checkup and prevention.
  - b) Proper disposal of used oil/wastes as per the company's procedures.
  - c) Usage of eco-friendly chemicals/cleaning agents for de-scaling/coil cleaning etc.
  - d) Every breakdown /preventive maintenance service shall be followed by necessary Service Report indicating details of consumables/spares used separately.
  - e) Compressors for Package (ODU/IDU) units shall be replaced with either Factory reconditioned or new compressors of the same make in case of requirement.
  - f) In case, the insulation/ cladding is removed during breakdown / preventive maintenance works shall be reinstalled/repaired/ replaced immediately.

Following items are covered under the scope of comprehensive maintenance:

- a. Includes Electrical and electronic system components and accessories repair/ replacement of all faulty parts/ spares parts such as PCB, Magnetic switch, Transformer & other Electrical parts from AC electrical panel to ODU, Electrical Panel (switchgears, control gears etc.), starter panel, Circuit breakers, IDU including electronic, electrical and microprocessor based controls and displays, remote controls, cables and wires etc. not limited to the same.
- b. Includes Mechanical System components and accessories repair/ replacement of all faulty parts/ spares parts such as compressors, refrigerant circuits, ducting, drain lines, copper tubing along with insulation, fan motors Air handling units (Blower motor, belt, belt drive, Filter etc.), AHU expansion valve, Connection kit etc. not limited to the same.
- c. Various type/ size of indoor units complete with associated display, electronic cards and cordless/ corded remote controller & associated internal control/ power wiring/ regular cleaning of fitters, fan motor & any other associated work for proper & specified functioning of indoor units.
- d. Various capacity outdoor units with associated compressor, supply/ filling of compressor oil etc., System electronic cards, IGBT, control/ power wiring, oil recovery system, heat exchanger, condenser motor fan, internal refrigeration circuit & any other associated work for proper & specified functioning of outdoor units.

- e. Refrigerant piping along with all joints etc. i/c detection/ repairing of leakage, pressure testing with nitrogen gas, vacuum purging, gas recharging/ topping i/c supply of refrigerant. The repair work shall be carried out in professional manner. This shall also include restoration of insulation after repair. Any other associated work for proper & specified functioning of air conditioning system. The scope also includes supply charging of refrigerant due to any unforeseen circumstances.
- f. Condensate drains water pipe cleaning, detection/ repairing of pipes for any leakage etc. Any other associated work for proper functioning of drain water disposal system.
- g. All control & power wiring between indoor & outdoor units. Any other associated work for proper & specified functioning of air conditioning system.
- h. Any other item/ activities associated with proper functioning of comprehensive maintenance of complete air conditioning system deemed to have been included in the scope of work.

**TOOLS, TACKLES AND MEASURING INSTRUMENTS:** All the necessary Tools, Tackles and Measuring Instruments required during preventive Maintenance works/Breakdown Maintenance works/Overhauling works/While conducting tests are to be arranged from contractor's end as and when required at no extra cost.

#### **Deployment of maintenance of staff**

The contractor will depute technically qualified, competent and experienced staff as and when required for Comprehensive maintenance of air-conditioning system with associated building management system. It may however be note that normally schedules Maintenance be carried out on Saturday a Sunday or Any Gazette Holidays for which the contractor will inform at least 24 hours in advance to the Engineer-in-charge for arranging the permission for opening of rooms etc.

#### **Attending to complaints**

- a) All defects and deficiencies should be rectified promptly after lodging of complaint. The complaint can be lodged through telephonic message or through complaint register kept in the office of Engineer-in-charge or his authorized representative. For expeditious disposal of complaint, contractor will keep sufficient reserve of unit exchange spare quantity & item to be kept as unit spares shall be jointly decided with Engineer-in-charge.
- b) The contractor will furnish Telephone No. and his contact person to whom the complaint has to be lodged.

#### **Maintenance schedules**

- a) In addition to attending to complaints, the contractor will be required to carry out prescribed maintenance schedules/ preventive maintenance. The maintenance and preventive maintenance schedules and the work to be done in each schedule shall be jointly decided in consultation with Engineer-in-charge.
- b) A Proper record of maintenance schedules to be opened based on Performa jointly decided with Engineer-in-charge. The contractor & Engineer-in-charge of IIM Indore shall jointly record the details of maintenance schedule in the register meant for it.



### Identity Cards

The identity cards will be issued to the workman's employed by the contractor after proper police verification for which Contractor shall submit a list of worker's to be deployed on site of work. They will be required to carry the identity cards with them during their working inside the campus.

### Taking Over Air conditioner for Maintenance Contract Services:

The contractor shall ensure that all the air conditioners are in proper working conditions at the time of handing over on expiry of contract period.

### Other information and terms & conditions

- 1) The bid submitted shall become invalid if:
  - If the bidder is found ineligible..
  - If the documents submitted by the successful bidder does not match with the originals before the award of work.
- 2) IF ANY INFORMATION FURNISHED by the applicant is found to be incorrect at a later stage, they shall be liable to be debarred from tendering/ taking up works in IIM INDORE.
- 3) Authority for rejection of tender:
  - (i) The competent authority on behalf of the Director IIM Indore 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.
  - (ii) 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.
  - (iii) The competent authority on behalf of the Director, IIM Indore reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.
- 4) The bid for the works shall remain valid for a period of Seventy five (75 Days) from the date of opening of price bid of tender. If any bidders withdraws his bid 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 IIM Indore 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 rebidding process of the work.
- 5) This notice inviting Bid shall form a part of the contract document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of:-
  - The Notice Inviting Bid, all the documents including additional conditions, specifications, General Conditions of Contract and drawings, if any, forming



## भारतीय प्रबंध संस्थान इन्दौर

प्रबंध शिखर, राऊ-पीथमपुर रोड, इन्दौर - 453 556 (म.प्र.), भारत

**INDIAN INSTITUTE OF MANAGEMENT INDORE**

Prabandh Shikhar, Rau-Pithampur Road, Indore - 453 556 (M.P.), India

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.

- Any other Standard C.P.W.D. Form / other forms as applicable/mentioned.

### 6) Bank Details are as below:

Name of beneficiary : Indian Institute of Management Indore  
Address : Rau-Pithampur Road, Indore -453556, M.P.  
Account No. : 53018623445  
Name of the Bank : State Bank of India  
Address of the bank : IIM Indore Campus  
IFSC Code : SBIN0030525

### 7) TAXES: -

- This is Annual Maintenance Contract. The taxes as applicable shall be deducted from each bill paid to the contractor.
- Item rate should be without GST, GST shall be reimbursed on submission of proof.
- The contractor should also get registered under any other tax as applicable as per the extent order on the subject work and same shall be paid by the contractor to concerned department and the same should be considered in his quoted rates.
- Income Tax and TDS (GST) as applicable shall be deducted from each bill paid to the contractor.
- Any other taxes/cess as per Government directives shall be deducted from each bill paid to the contractor from time to time.

8) The specifications, Terms & Conditions, other regulations which are not herein mentioned will be guided by relevant CPWD guidelines, manual, specifications / BIS / IS/ Other Central / State Govt. norms applicable for IIM Indore & as prescribed by the OEM and the decision in this regard will be guided by the decision of the respective authority of IIM Indore which shall be final and binding to the contractor.

9) In the event of acceptance of a tender, the documents submitted by the successful bidder shall be verified with the originals before the award of work.

10) Deviation limit beyond which clauses 12.2 & 12.3 of GCC shall apply for the AMC services: 50 %.

11) The tenderer should not have been blacklisted or debarred by any Central/ State / Public Agency from carrying out similar business during last three financial years.

12) Performance guarantee in the form BG or FDR or DD @ 3% of tendered amount has to be furnished within 7 days of issue of LOA.

13) Any dispute is subject to the jurisdiction of Civil Court Indore.

14) Necessary clarification required by the IIM Indore shall have to be furnished by the Tenderer within the time given by the IIM Indore for the same. The Tenderer will have to depute his representative to discuss with the officer(s) of the IIM Indore as and when so desired. In case, in the opinion of the IIM Indore a Tenderer is taking



undue long time in furnishing the desired clarifications, his bid will be rejected without making any reference.

- 15) No T&P shall be issued by the IIM Indore and nothing extra shall be paid on account of this.
- 16) The IIM Indore reserves the right to reject any or all the price bids and call for fresh prices/ tenders as the case may be without assigning any reason.
- 17) All materials, articles and workmanship shall be of respective best quality and kind for the class described in the schedule of quantities and specifications. All materials, so used in different items of work shall be subject to the approval of the Engineer-in-charge.
- 18) The payment shall be on item rate basis and on the actual quantity executed under AMC Services.
- 19) Terms of Payment:

Payments shall be released as per General Conditions of contract and the following conditions.

- The payment will be made quarterly only on receipt of your bills and supporting documents after satisfactory and successful completion.
- If the work carried out by the contractor is not satisfactory, IIM Indore shall hold such bills till satisfactory services are provided.
- Any amount due from the contractor to IIM Indore will be recovered from his quarterly bill.

- 20) Penalty for delay in service:

The Technician shall reach to the site within 4 hours after lodging a complaint. In case a complaint is lodge in the evening between 7-11 PM then the same should be attended next day in the morning time. The complaints received should be attended within 4 hours of their receipts whereas major repair like replacement/repair of compressor, gas charging, replacement of fan/blower motor shall have to be rectified within 48 hours failure to do so a penalty of Rs. 1000/- per day subjected to maximum Rs. 20000/- per month shall be imposed.

- 21) Performance Guarantee:

The contractor whose bid is accepted will be required to furnish performance guarantee of 3% (Three Percent) of the bid amount within Seven days of issue of LOI. This guarantee may be in the form of Banker's cheque of any nationalized bank/Demand Draft of any nationalized bank/ Fixed Deposit Receipts or Guarantee Bonds of any nationalized Bank or the State Bank of India in accordance with the prescribed form in CPWD manual. In case the contractor fails to deposit the said performance guarantee within the period as indicated above, including the extended period (Maximum allowable extension with another .07 days with late fee @ 0.1% per day of Performance Guarantee amount), 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.

**Refund of performance guarantee:** The performance guarantee shall be refunded to the contractor one month after the completion of the work.

- 22) **COMPLIANCE WITH REGULATIONS AND INDIAN STANDARDS:** All works shall be carried out in accordance with relevant regulation, both statutory and those specified by the Indian Standards related to the works covered by these specifications.
- 23) **INDEMNITY:** The successful tenderer/bidder shall at all times indemnify the IIM Indore, consequent on this works contract. The successful tenderer/bidder shall be liable, in accordance with the Indian Law and Regulations for any accident occurring due to any cause and the IIM Indore shall not be responsible for any accident or damage incurred or claims arising there from during the contract period under the supervision of the successful tenderer/bidder in so far as the latter is responsible.
- 24) **Mobilization advance:** No mobilization advance shall be paid for this work.
- 25) **Mandatory regulations prescribed by the Government shall be followed by the contractor regarding labour and safety clauses, without any lapse, including those conditions, amended by these departments periodically.**
- 26) **The contractor has to abide by various statutory acts of the Government regarding facilities to be provided to the workmen, labour, staff employed under minimum wages act, workmen compensation act, factories act, ESI, PF etc.**
- 27) **Labour compliance have to be done as per GCC\_Maintenance\_Works\_2020 of CPWD).**

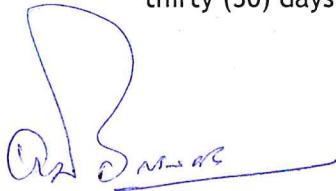
**Special Conditions of contract:**

1. The contractor is advised to visit the above site and make themselves conversant with the scope of work and all the local safety / security rules and regulations to be observed strictly and any claim whatsoever shall not be entertained, later on this account.
2. This is a service contract, hence all the staff engaged by the contractor shall be purely his liability and department in no way shall be responsible for any compensation for any of their acts/ accidents.
3. The contractor shall arrange to render efficient preventive service. However, in case he fails to maintain the services to the satisfaction of the Engineer-in-charge and the department has to incur any expenditure on that account, the expenditure thus incurred will be recovered from the contractor. Proper records shall be maintained for all the above. In case any complaint is pending because of a reason beyond control of the contractor, he shall intimate the same to IIM's representative by phone or by special messenger within one hour.
4. In case of any accident during the operation / maintenance of the equipment leading to injuries, damages to human being, equipment and or loss of life, the contractor shall be fully responsible for setting all claims and indemnity the department against any claims arising out of such accidents, consequential damages to other system will, however, be not recoverable from the contractor.



5. Before taking over the possession of site, the contractor has to produce the required certificate of qualification of Staff to the Engineer-in-charge to whom he proposes to deploy at site. Apart from satisfying the Wireman / mechanic qualifications, workers deployed must have sufficient knowledge to maintain satisfactorily the electrical and mechanical installations as mentioned above.
6. It shall be the responsibility of the contractor to maintain and hand over back the installation covered under scope of work after completion of work in good working condition as required.
7. Contractor himself will be fully responsible for any accident/causality of his staff if occurs due to electrical fault or negligence of his staff or due to any other reason during duty hours. IIM Indore will not be responsible in any way for the same and no extra payment/claim/compensation shall be made to contractor by the IIM Indore.
8. The contractor shall be responsible for periodical checking, preventive maintenance as per IS: codes/IE rules, maintenance manuals /CPWD manuals & as prescribed. Record of such inspection and preventive maintenance done by contractor to be maintained in separate register and to be got verified by engineer of IIM. A list of periodical checking, servicing & maintenance is given for guidance & compliance of the contractor.
9. Relevant IS codes/IE rules and maintenance manual with upto date amendments be procured and kept at site by the contractor.
10. No parts or components of the items being maintained by vendor shall be removed without prior approval and knowledge of IIMI. Any part to be removed from the item for repair shall be done after approval of the nominated supervisor.
11. On account of security consideration, some restrictions may be imposed by the security staff on the working and/ movement of men and materials etc. The contractor shall be bound to follow all such restrictions/ instructions and he shall organize his work accordingly. No claim on this account, whatsoever, shall be payable.
12. The agency shall take all precautions to avoid accidents by exhibiting necessary caution boards day and night, speed limit boards, red flags, red lights and providing barriers. He shall be responsible for all damages and accidents caused to existing/ new work due to negligence on his part.
13. The AMC Service will be carried out in the manner complying, in all respects, with the requirements of relevant bye-laws of the local body under the jurisdiction of which the work is to be executed or as directed by the Engineer-in-Charge and nothing extra shall be paid on this account.
14. The agency shall comply with proper and legal orders and directions of the local or public authority or municipality and abide by their rules and regulations and pay all fees and charges which may be liable.
15. All materials to be incorporated in the AMC Services shall be arranged by the contractor and shall be in accordance with the specifications laid down.

16. The tenderer shall use materials of OEM (original equipment manufacturer) unless otherwise specified or allowed in writing by the Engineer-in-Charge. Any material banned by the department shall not be used in the AMC Service.
17. In case any material / work is found sub-standard the same shall be rejected by the Engineer-in-charge and the same shall be removed from the site within 48 hours, failing which the same shall be got removed by the Engineer-in-charge at the risk and cost of the agency without giving any further notice and time.
18. The agency shall be responsible for completing the AMC Service and for satisfying all terms and conditions of the Contract without any extra payment over his quoted rates unless otherwise specified. The agency shall quote his rate for various items of work accordingly and no claim whatsoever shall be entertained for any incidental or extra work involved in the execution of the work as per nomenclature of the item and the specifications indicated in the tender documents.
19. All tools, plants and measuring shall be arranged by the agency himself and nothing extra shall be paid to the agency on this account.
20. CONTRACTOR TO COMPLY WITH LAWS:
  - In the performance of this Contract, the agency shall abide by all existing laws, codes, rules and regulations set forth by all governmental units and authorities having competent jurisdiction over Contractor and/or the work performed by Contractor hereunder. Contractor shall also procure and pay any necessary permits or licenses pertaining to the work performed by Contractor pursuant to this Contract.
  - All repair, parts replacement or adjustments called for hereunder shall be performed in full compliance with specified laws, standards and codes set by the government with latest edition, including amendments thereto, and with applicable regulations of the state, city and/or local authorities. In case of conflict, the more stringent regulations will apply.
21. TERMINATION OF AGREEMENT:
  - Either party may terminate this Agreement by giving the other party not less than thirty (30) days written notice.



Chief Engineer

(Enclosed: Financial Bid)



Annexure A

INDIAN INSTITUTE OF MANAGEMENT INDORE					
Financial Bid					
Name of Work: -"Comprehensive Annual Maintenance Contract for Split ACs, Window ACs, Ductable system & VRF System installed in various locations at IIM Indore ."					
Item No	Item Description	Unit	Qty	Rate Quoted By Bidder	
				Rate per Quarter Unit Rate Excluding GST (Rs.)	Amount
1	Comprehensive Maintenance of Split Air Conditioners consisting of indoor, outdoor units, drain piping, remote control unit, voltage stabilizer, piping with insulation between indoor & outdoor units including preventive maintenance, servicing, replacement of all defective / worn out parts including compressor, condensing coil, blower motor, piping, maintaining stock of spare parts at site of work for effective maintenance with all tools, tackles, labour etc. complete and as per instruction of Engineer-in-charge.				
1.1	1.0 Ton Split AC	Per AC/Per Quarter	140		
1.2	1.5 Ton Split AC	Per AC/Per Quarter	20		
1.3	1.8 Ton Split AC	Per AC/Per Quarter	8		
1.4	2.0 Ton Split AC	Per AC/Per Quarter	268		
2	Comprehensive Maintenance of Window Air Conditioners units including preventive maintenance, servicing, replacement of all defective / worn out parts including compressor,condensing coil,blower motor, maintaining stock of spare parts at site of work for effective maintenance with all tools, tackles, labour etc. complete and as per instruction of Engineer-in-charge				
2.1	1.5 Ton Window AC	Per AC/Per Quarter	32		
2.2	2.0 Ton Window AC	Per AC/Per Quarter	12		

3	Comprehensive Maintenance of Ductable System consisting of indoor, outdoor units, drain piping, remote control unit, voltage stabilizer, piping with insulation between indoor & outdoor units including preventive maintenance, servicing, replacement of all defective / worn out parts including compressor, condensing coil, blower motor, piping, maintaining stock of spare parts at site of work for effective maintenance with all tools, tackles, labour etc. complete and as per instruction of Engineer-in-charge				
3.1	7.5 Ton Ductable Unit	Per AC/Per Quarter	12		
4	Comprehensive Maintenance of VRF AC System consisting of indoor, outdoor units, drain piping, ducting, corded/ cord less remote control unit, Touch Screen Intelligent Central Remote Controller unit and other associated items etc. which includes preventive maintenance, breakdown maintenance, servicing & other associated maintenance works of entire VRF AC System of Hitachi make etc. complete with as specified in the tender & as per the OEM's specification and as per the direction of Engineer-in-Charge.				
	Total Outdoor Unit - 72 HP & Indoor Unit - 65.8 TR				
4.1	Outdoor Unit - 8 HP	Per AC/Per Quarter	36		
	Total Outdoor Unit - 6 HP & Indoor Unit - 5.2 TR				
4.2	Outdoor Unit - 6 HP	Per AC/Per Quarter	4		
			Total Amount in Rs. (Excl. GST)		
			Add GST @18%		
			Total Amount (Including GST)		

Name of Firm:

E-mail:

Contact No:

Signature & Seal