TENDER DOCUMENT

(ICGEB/NIT/Infrastructural Facilities/2019)

FOR

**MANNING, OPERATION AND MAINTENANCE OF THE INFRASTRUCTURAL FACILITIES INCLUDING CENTRAL AIR-CONDITIONING (MAIN BUILDING AND NEW BUILDING), WINDOW/SPLIT AC UNITS, ELECTRIC SUBSTATIONS, DG SETS, INTERNAL AND EXTERNAL ELECTRICAL INSTALLATIONS, CIVIL MAINTENANCE, WATER SUPPLY AND WATER SOFTENING SYSTEM, FIRE FIGHTING PUMPS AND SEWAGE TREATMENT PLANT**

AT

INTERNATIONAL CENTRE FOR GENETIC ENGINEERING & BIOTECHNOLOGY (ICGEB)

Aruna Asaf Ali Marg, New Delhi – 110067

Website: [www.icgeb.res.in](http://www.icgeb.res.in)

**TENDER NOTICE**

**INTRODUCTORY NOTE:**

ICGEB is an international organization dedicated to advanced research and training in molecular biology and biotechnology, with special regard to the need of the developing world.  ICGEB, New Delhi Component has been given privileges and immunities as for other UN Organizations in India vide Government of India’s gazette notification no. 216, SO 403(E) dated 12 April 1988.

ICGEB invites sealed Bids for “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substations, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, in the ICGEB Campus from contractors who possess adequate resources and trained/skilled manpower to carry out the said work.

1. ICGEB invites sealed Bids from the intending Bidders for “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window/split air-conditioning units, electric substations, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, . Sealed Bids from the Bidders shall be received by **1700 hours on or before 22.02.19.**
2. Interested & competent firm/individual may receive Bid documents from the office of the Component Manager, ICGEB, from **05.02.19 to 21.02.19**, during working hours.
3. Bid Documents comprising of instructions to Bidders, Bid Forms, Technical Specifications and Terms & Conditions can be downloaded, for reference purposes, from the website of the ICGEB [www.icgeb.res.in](http://www.icgeb.res.in) and by clicking on the link ‘announcements and notices’.
4. Tender documents (stamped and signed) will be issued from ICGEB on payment of Rs. 1,500/- only (Rupees one thousand five hundred only), towards cost of the tender document. Tender cost should be paid through a DD/PO made in favour of ICGEB New Delhi, payable at New Delhi
5. Bid Documents **duly filled in the stamped and signed copy collected from ICGEB**, shall be submitted in a sealed envelope bearing the words “Manning, Operation and Maintenance of the Infrastructural Services at the ICGEB, New Delhi Component".
6. Bids must be accompanied by Earnest Money Deposit (EMD) covering an amount equivalent to Rs. 1,00,000/- only (Rupees One Lakh only) in the form of DD issued by any Commercial Bank in favour of “ICGEB New Delhi” payable at New Delhi.
7. Technical Bids shall be opened in presence of the Bidders and or their representatives at ICGEB by the ‘Bid Evaluation Committee’ as per the time and date indicated in the tender document.
8. Date & time of opening of the Financial Bids will be informed only to those bidders whose technical bids qualify the evaluation by the Bid Evaluation Committee.
9. Bids should comply in all respects with the instructions to Bidders in the Bid Document.
10. Award of the contract for “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window/split air-conditioning units, electric substations, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, will be made to the Bidder whose Bid has been determined to be substantially responsive from both technical and financial consideration by the Bid Evaluation Committee.
11. ICGEB reserves all rights to reject any /all Bids received or /and accept any Bid or part of Bid or multiple Bids without assigning any reason.

**IMPORTANT INFORMATION**

|  |  |
| --- | --- |
| **Earnest Money Deposit (EMD)** | Rs. 1,00,000/- only (Rupees one lakh only) in the form of a demand draft to be drawn in favour of **ICGEB New Delhi, payable at New Delhi**. |
| **Distribution of Tender Document** | All working days during office hours starting from **05.02.19 – 21.02.19,** for a fee of Rs. 1,500/- only, that should be paid through a DD/PO made in favour of ICGEB New Delhi, payable at New Delhi. |
| **Last date for seeking clarification and/or site visit** | **20.02.19 on or before 1600 hours** |
| **Last Date and time for Bid Submission** | **22.02.19 on or before 1700 hours**  ***(Bids received after this date and time will not be accepted)*** |
| **Address at which**  **Bid is to be submitted** | Component Manager, International Centre for Genetic Engineering & Biotechnology, Aruna Asaf Ali Marg, New Delhi – 110067.  The Bid is required to be submitted in person / courier / registered or speed post along with all the specified documentation and EMD. Bidder is requested to obtain due acknowledgement of submission of the proposal. |
| **Date, Time & Place  of opening of the Technical Bid** | **25.02.19 at 11.30 a.m.**  Place: International Centre for Genetic Engineering & Biotechnology (ICGEB), Aruna Asaf Ali Marg, New Delhi – 110067. |
| **Date, Time & Place  of opening of the Financial Bid** | Time and date to be informed later through e-mail and telephone. Place: International Centre for Genetic Engineering & Biotechnology (ICGEB), Aruna Asaf Ali Marg, New Delhi – 110067. |
| **Method of selection** | The interested Firms/Individuals will be required to submit the Technical and Financial proposals separately. The Financial Proposals of only the Firms/Individuals that qualify the Technical Evaluation will be considered for opening and evaluation. |

**MINIMUM ELIGIBILITY CRITERIA:**

The bidder should meet with the following Eligibility Criteria and must submit documentary evidence in support of their claim for fulfilling the criteria and they should submit an undertaking on their official letterheads to the fairness of these documents while submitting the bid. The bids received without the documentary evidence will be out-rightly rejected.

1. The firm should have an office in Delhi/NCR.
2. The firm should have at least five (5) years of work experience (continuous service in a single organization) in “manning, operation & maintenance of the infrastructural facilities including central air conditioning, electric substations, DG Sets, internal & external electrical installations, civil maintenance, water supply & water softening system, fire fighting pumps and sewage treatment plant,  
     
   or  
     
   five (5) years of work experience (continuous service in a single organization) in “manning, operation and maintenance of central air-conditioning systems with 2-3 years of continuous experience in a single organization in manning, operation & maintenance of electric substations, DG Sets, internal & external electrical installations, civil maintenance, water supply & water softening system, fire fighting pumps and sewage treatment plant.
3. Work experience, as mentioned in point no.2 above , should be in International/National Laboratories, Institutions, Universities etc., engaged in the area of Research & Development of similar nature and or Government / semi-government organizations, during the last ten years.
4. Bidders with comprehensive experience in all the components of this contract and having experience in providing similar services in independent campuses, (i.e., not part of any other building where maintaining the entire campus is not required), will be preferred.
5. The Bidder, should have an average annual turnover of not less than Rs.80,00,000/- (Rupees eighty lakhs only) per annum for the last three audited years (FY 2015-16, 2016-17 and 2017-18) in similar kind of business as mentioned in point no. (1) above.
6. The Bidder should have successfully completed at least one single assignment for Rs.64,00,000/- or two assignments of Rs. 48,00,000/- each, within the previous 3 years, in manning, operation and maintenance covering all / one and or two major activities (AC and or Electrical work).
7. The bidder should have valid **PAN, GST, ESI & EPF** registration certificates from relevant authorities (provide registration certificates, latest receipts/challans for documentary evidence).
8. The bidder has to produce documentary evidence for the satisfactory completion of similar works as mentioned above executed by them from the concerned authorities.
9. The Company / Firm / Individual, any Partners of the firm should not be blacklisted by any PSU or Government departments/ UN or its agencies/ institutions/ private organisations in respect of any assignments or behaviour of any Partner/ employee. The firm / Individual will provide an undertaking that such Partner/ employee will not be involved in the said contract, directly or indirectly.
10. An undertaking should be submitted that there are no legal suits / criminal cases pending against the Firm and its Proprietor/Partners or having not been earlier convicted on grounds of moral turpitude or for violation of laws in force.
11. All entries in the Application form should be legible and filled clearly and completely without stating to refer to enclosures. If the space for furnishing information is insufficient, a separate sheet duly signed by the authorized signatory may be attached.

**GENERAL TERMS AND CONDITIONS OF THE BID**

**Note: Bidders must read these conditions carefully and comply strictly while submitting their bids.**

1. **THE BIDDER IS EXPECTED TO EXAMINE ALL INSTRUCTIONS**, forms, terms and conditions in the bidding documents. Failure to furnish all information required in the bidding documents or submitting a Bid not substantially responsive to the bidding documents in any respect may result in the rejection of the Bid.
2. **THE BIDDER SHALL BEAR ALL THE COSTS** associated with the preparation and submission of its bid, and ICGEB in no case will be responsible or liable for these costs, regardless of the conduct or outcome of the bidding process.
3. **PROFESSIONAL EXCELLENCE AND ETHICS**: ICGEB requires that all Bidders participating in this Bid adhere to the highest ethical standards, both during the selection process and throughout the execution of the contract.
4. **FAILURE OF THE SUCCESSFUL BIDDER** to comply with all the requirements shall constitute sufficient grounds for the annulment of the award, in which event ICGEB may make the award to the next lowest evaluated bidder or call for new bids.
5. **THE TENDERING AUTHORITY RESERVES THE RIGHT TO ACCEPT ANY BID** not necessarily the lowest, reject any bid without assigning any reasons for entering into the Rate Contract.
6. **CONDITIONAL BIDS:** If a bidder imposes conditions, which is in addition to or in conflict with the conditions mentioned herein, his bid is liable to be summarily rejected.
7. **PERIOD OF VALIDITY.** Bids shall remain valid for **180 days** after last date for bid submission prescribed by ICGEB which may be extended with mutually agreed terms. A bid valid for a shorter period may be rejected by ICGEB as non-responsive.
8. **SECURITY DEPOSIT:** The successful bidder would have to deposit an amount of 10% of the Annual contract value towards security deposit through Demand Draft/pay order/FDR/Bank Guarantee from a commercial bank in favour of ICGEB which would remain with ICGEB during the contract period and no interest shall be payable on the Security Deposit amount.
9. **NOTIFICATION OF AWARD:** Prior to the expiration of the period of the bid validity, ICGEB may notify the bidder in writing that its bid has been accepted. After notification of award, the bidder will submit Security deposit and sign the Contract.

**PREPARATION AND SUBMISSION OF THE BID DOCUMENT:**

The Bidder is expected to examine all instructions, forms, terms & conditions and specifications stated in the Bid Documents. Failure to furnish all information required in the Bid Document or submission of a Bid not substantially responding to the Bid Documents in every respect will be at the Bidder’s risk and may result in the rejection of the Bid.

All amendments, time extension, clarifications etc., if any, regarding the tender, after advertisement of the tender, will be uploaded only on the ICGEB website [www.icgeb.res.in](http://www.icgeb.res.in) under the link announcement and notices, and will not be published in the newspapers or any other medium. Bidders should regularly visit the above website to keep themselves updated. It is the responsibility of the bidder to ascertain, prior to submission of the tender, that he has received all addenda issued.

The following sections of the Bid Documents must be completed and submitted by the Bidder:

**TECHNICAL BID (Part – I):**

# Technical Bid Form.

# Certificate of registration (PAN, GST, ESI & EPF).

# Documentary evidence for minimum qualifying criteria (incl. Annexure – D).

# EMD DD of Rs. 1,00,000/-.

# Details of Employees and their contact numbers.

# Turnover certificates of last 3 years (Annexure – A).

* Tax Clearance Certificate.
* Undertakings / declaration certificates (Annexures – B & C)
* Instructions to the bidder (duly signed on all pages).

**FINANCIAL BID (Part – II):**

* Price Bid (Schedule of Rates)

**BID PRICE:**

The Bidder shall mention on the Schedule of Rates enclosed to this document, the asking price for “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substation, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant” on a 24 x 7 basis, in the ICGEB Campus. The cost break-up should be clearly detailed and the GST payable should be shown separately.

**ICGEB RESERVES THE RIGHT TO:**

1. Negotiate with the Bidder whose offer is the lowest evaluated price for further reduction of prices.
2. Insist on quality of technical staff to be deployed in the campus with respect to their qualification/skills/training for the said job.
3. Reduce or increase the technical staff as per requirement.

**EARNEST MONEY DEPOSIT:**

Earnest money deposit amount equivalent to Rs. 1,00,000/- only (Rupees one lakh only) in the form of DD issued by any Commercial Bank in favour of ICGEB New Delhi, payable at New Delhi, must accompany the Technical Bid. Bids not accompanied by EMD shall be rejected. EMD of the unsuccessful Bidders will be returned as early as possible. The EMD of the successful bidder shall be returned after receipt of security deposit from him by ICGEB. The EMD shall be forfeited if a Bidder withdraws its Bid during the period of validity.

**SITE VISIT:**

Interested Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their tenders as to the type of system (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 tender. The Centre shall not provide any sort of accommodation to the staff or person deployed by the bidder and no cooking/lodging will be allowed in the premises.

The bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed.

For site visit, please contact Ms. Gita Prakash, Component Manager, Tel: 26742880 / 26741358 on any working day (Monday to Friday) between 10:00 to 17:00 hours

**FORMAT AND PREPARATION OF THE BID:**

Interested Bidders may collect a stamped and signed copy of the Bid Document from ICGEB on all working days (Monday to Friday) between 9:30 to 17:00 hours, by paying a fee of Rs. 1,500/- only (Rupees one thousand five hundred only) through a DD/PO made in favour of ICGEB New Delhi, and payable at New Delhi .

The Bidder shall prepare the Technical Bid and Financial Bid and place them in two separate sealed covers, clearly marking each as “Technical Bid” and “Financial Bid”. Name of the firm / proprietor, address & contact no. should be mentioned clearly on both the envelopes. These should further be placed in a large size envelope with the same information on it. Both Technical & Financial Bids, along with the documents required to be submitted, shall be signed by the Bidder and a person duly authorized by the Bidder to, on each page. Written power of attorney accompanying the Bid shall indicate necessary authorization. Any correction in the Bid shall be initialled by the person signing the Bid.

**SUBMISSION OF BID:**

The Bid in two parts, one containing the Technical Bid and the other containing the Financial Bid shall be placed in two separate sealed envelopes clearly marked as below:

1. "Bid for Manning, Operation and Maintenance of the infrastructural facilities in the ICGEB Campus - Technical Bid"
2. "Bid for Manning, Operation and Maintenance of the infrastructural facilities in the ICGEB Campus - Financial Bid"

The sealed envelope containing the Technical Bid shall contain the Technical Bid Form, Declaration Certificates, EMD DD, documents establishing eligibility of offered services, Tax clearance certificate and a complete set of the Bid Document entitled "Instruction to Bidders" stamped & signed on all the pages.

The other sealed envelope will contain the Financial Bid which shall include Schedule of Rates.

Both the sealed envelopes containing the Technical Bid and Financial Bid separately, shall be placed in an outer envelope dully sealed, marking the outer envelope as “Quotation for Manning, Operation and Maintenance of the infrastructural facilities in the ICGEB Campus”. The Bid shall be submitted in person to the Component Manager, ICGEB, Aruna Asaf Ali Marg, New Delhi – 110 067.

If the cover containing the Bid documents is not sealed and marked as instructed above, no responsibility will be assumed for any misplacement of the Bid or beforetime opening of the envelope**. Sealed Bids from eligible Bidders must be received by the Hiring Authority at the address specified no later than 1700 hours on 22.02.19.**

The ICGEB may, at its discretion, evaluate the Bidders for Manning, Operation and Maintenance of the infrastructural facilities in the ICGEB Campus on the qualitative aspects broadly in respect of the following parameters:

1. Experience in similar organisations.
2. Resources available with the firm.
3. Skilled and trained staff available with the contractor to carry out the said work.
4. Quality and Promptness of service support.
5. Visit report of the Committee to the site where the contractor is currently handling similar work.
6. Bidder’s ability to honour the commitments.

**IMPORTANT NOTE:**

1. Bids received through email and/or after the scheduled date and time will not be accepted.
2. Bids should be submitted only on the signed and stamped copy collected from the ICGEB office.
3. ICGEB reserves the right to accept any or reject all the tenders without assigning any reason thereof.
4. Selection will be done on competitive basis. Canvassing in any manner shall lead to disqualification of the Firm / Individual.

**BID OPENING AND EVALUATION:**

**BID OPENING:**

All the Technical Bids shall be opened publicly in the presence of the Bidders or their representatives by the Bid Evaluation Committee. Bidders' name, documents with presence and absence of Bid security, period of Bid validity and such other items will be announced and recorded at the time of opening of the Technical Bid by the Bid Evaluation Committee. The Financial Bids of Technically responsive Bidders will be opened in the presence of such responsive Bidders or their representatives on date and time to be notified later. Total Bid amount will be announced and recorded at the opening of the Financial Bid. Minutes of the Bid Opening containing summary of information with regard to each Bid shall be prepared during the opening of both Technical & Financial Bids. However, the bids (both technical and financial) will be opened / processed even when no bidder / representative are present as per the declared schedule.

**EVALUATION OF BIDS:**

1. For proper evaluation & comparison of Bids, the Bid Evaluation Committee may at its discretion, ask the Bidder for any clarification of the Bid. The request for clarification and the response shall be in writing, but no changes in the price of the Bids shall be offered or will be permitted.
2. The technical bids will be evaluated by the Bid Evaluation Committee on the basis of similar experience in similar organizations, resources available with the firm/ Individual, details of skilled and trained staff available with the contractor to carry out the said work, visit of the Committee to the site where the contractor is currently handling similar work etc.
3. The Bid Evaluation Committee will first evaluate the Technical Bids to determine the substantial responsiveness of the Technical Bids. Substantial Responsive Bid is one which conforms to all the terms and conditions as indicated in the Bid Document and which also establishes Bidder’s qualification to deliver the services according to technical specifications. After the evaluation of all the Technical Bids, Financial Bids corresponding to only substantial responsive Technical Bids will be taken up for evaluation.
4. All non substantial Technical Bids will be rejected as non-responsive and corresponding Financial Bids shall be excluded from further evaluation.
5. The Bid Evaluation Committee may, at its discretion and with approval of the Director, decide to waive off any minor non conformity in a Bid which does not constitute a material deviation with regard to services and pricing.
6. While evaluating the Financial Bids, if any discrepancy is observed between the unit price and the total price, unit price will prevail and total price shall be corrected. However, if the Bidder does not accept the correctness of the errors, his Bid will be rejected.
7. The Bidder must have supplied the information required in the Bid document. A Bidder not fulfilling any criteria stipulated, his Bid will be considered non responsive and may be rejected.
8. The Bidders who have duly complied with the Eligibility Criteria will be eligible for further processing.
9. The successful bidders of the Technical Bids will qualify for opening of the Financial Bids.
10. The Bids which have been established as responsive in all respects will be compared for its price competitiveness. On the basis of technical and financial evaluation, substantially responsive and most advantageous Bid will be considered for the award of contract for “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window/split air-conditioning units, electric substations, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant” on a 24 x 7 basis in the ICGEB Campus.
11. The agency/bidder who is awarded the contract **shall not** engage any sub-contractor or sublet/transfer the contract to any other agency/person in any manner.

**PART-I**

**TECHNICAL-CUM-COMMERCIAL** **BID**

To,

The Director

International Centre for Genetic Engineering & Biotechnology

Aruna Asaf Ali Marg

New Delhi – 110 067.

**Subject:** *Tender for “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substations, DG Sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, in the ICGEB Campus*

Dear Sir,

In response to your tender inviting notice for the above mentioned contract, I/We, a Company/Partnership/Sole Proprietor, am / are submitting the tender with the following particulars:

1. Name of the Contractor (Firm / Individual) and contact person:
2. Date of incorporation of the Firm as per the registration certificate:
3. Address of the Registered Office:

1. Telephone No./Mobile No.:
2. Fax No./E-mail ID:
3. Whether proprietary / partnership:
4. PAN No. of the Proprietor / Company:
5. Name & Address of the partner, if any:
6. Does the firm have any branches?

If so, furnish addresses:

1. Total turn-over of the firm during the last 3 years (as per Annexure - A):
2. Details & Qualifications of professional/skilled manpower available with the firm for execution of works:

1. Whether registered or approved by the **Competent Authority** of Central Government / State. Government to carry out the work specified in this tender document. Please provide the licence number and validity date, as applicable.

1. Details of valid electrical license and any other license that is required to carry out the work detailed under this contract:

1. GST Registration No.:
2. ESI Registration No and date of registration:
3. EPF Registration No. and date of registration:
4. Any other information, the firm may like to furnish:

**NOTE:**

* 1. Attach additional sheet, if required
  2. Attach documentary proof in respect of above information.
  3. **Please DO NOT WRITE “refer to the corresponding enclosed supporting document”.   
     The information should be provided in the above sheet to the maximum extent possible.**

Having acquired the requisite information related to the subject work after visit of the site and examining the form of contract, nature, quantum of work as effecting the tender invited by on behalf of the ICGEB, New Delhi, I/We, the undersigned, hereby offer for providing qualified staff as indicated in the Tender Document for“Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window/split air-conditioning units, electric substations, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, strictly in accordance with the terms and conditions as indicated by you in the said document.

We also agree to submit the bill on monthly basis and accept the payment to the workers as per the Minimum Wages declared by the Government of Delhi from time to time. I/We also agree for the compliance of applicable Labour and other Laws in force and other Govt. orders. All workers engaged by me/us would be suitably compensated by me/us complying with Minimum Wages Act. All other payment like payments under Workmen Compensation Act etc. shall be borne and payable by me/us. I/We also agree to make timely payment to our manpower and for consumables without affecting the work even in case of any delay in the monthly payment. I/We will always keep the Institute indemnified of any claim/damages that ICGEB may have to pay with respect to the service and the deputation of any workers to the Institution.

ICGEB reserves the right to reject any or all the TENDERS or accept them in part or to reject the lowest quotations without assigning any reasons. ICGEB further reserves the right to terminate the contract during its tenure at any time without assigning any reasons.

I/We further pay and have enclosed Earnest Money amounting to Rs. 1,00,000/- (Rupees one lakh only) in the form of Demand Draft in favour of International Centre for Genetic Engineering & Biotechnology payable at New Delhi along with the Technical Bid which will remain with ICGEB up to final award of the contract. However, no interest shall be payable on the Earnest money. The earnest money of the successful bidder shall be refunded only against the submission of the Security Deposit.

**Enclosures:**

1.

2.

3.

4.

Authorised Signatory

Name & Address of the firm with seal

**PART-II**

**PRICE BID (Schedule of Rate)**

**Name of Work:** “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substations, DG Sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, in the ICGEB Campus, New Delhi, on 24x7 basis.

|  |  |  |  |
| --- | --- | --- | --- |
| **Description of item** | **Period** | **Rate per month** | **Total Amount** |
| **Contractor’s service charges** including charges for the work mentioned under clause 9, 10 and 16. | 12 Months |  |  |
| **Staff Salary & Wages:**  For daily operation and routine services to be provided.  Kindly refer to the staff deployment details in the tender document. Except helpers who will be under unskilled category, the rest of the technical staff will be under skilled category. | 12 Months |  |  |
| **Sub-total** |  |  |  |
| **GST** |  |  |  |

**TOTAL (EXCLUDING GST): RUPEES ---------------------------------------------------------------**

Authorised Signatory

Name & Address of the firm with seal

**GENERAL TERMS AND CONDITIONS**

**Note: Before quoting the rates, the Contractors should inspect the campus of ICGEB for estimation.**

**Name of work: Manning, operation and maintenance of**

(i) Air-conditioning plants, Equipment and Machinery.

(ii) Electrical equipment, substations, DG sets, internal and external electrical installations

(iii) Sewage treatment plant (STP)

(iv) Water supply and water softening system

(v) Fire fighting pumps

(vi) Civil maintenance

1. The contractor shall be responsible for any damage to the equipment/ plant and machinery caused due to faulty operation/poor servicing/mishandling etc., by their staff and shall rectify the defects, replace parts as the case may be, free of cost. Decision of the ICGEB shall be final in this matter.
2. The contractor shall submit a list of staff to be deployed by them showing their full name, local and permanent address, age, father’s name, qualification and police station verification/ registration and shall be fully responsible for the safety and security of their staff. No compensation shall be payable by ICGEB in case of any accident/death of any of them while operating/servicing the plants and equipment.
3. ICGEB shall be fully empowered to expel any of the contractor’s staff in case of any misbehaviour / indiscipline / misconduct / violence / late attendance / incompetence / theft and if such an expulsion takes place, then the relevant clause of recovery shall be applicable.
4. No escalation in any form either of material (spares) and or consumables shall be payable by ICGEB during the tenure of this contract.
5. The Air-conditioning plants, equipment and machinery, as listed below, are to be operated on 24 hrs. basis throughout the year and are meant for maintaining the temperature and humidity conditions as mentioned below:
6. Centrifugal type water chilling units for main building, comfort conditions: 25oC + 1o C by recirculation process.
7. Reciprocating plant for Experimental Animal House building: 21o C + 1o C & 45% to 55% RH with 100% F. A. system.
8. Air Cooled Scroll compressor type water chilling unit installed at the terrace for Knock- out Mice Experimental facility at the Animal House building.
9. Window type/ Split type AC units installed at the Green House building.
10. Complete air-conditioning system (VRF) in the new building.
11. Any other specifications to be specified as and when required.
12. The contractor shall ensure that the breakdown call of normal nature is attended to immediately. Breakdown due to reasons beyond control, shall however, be attended/rectified within reasonable time to be decided in consultation with the ICGEB officials.
13. The number of operational and maintenance staff shall always be as detailed under scope of work. Every staff shall be allowed one rest day/weekly off after every six days of working as per Government of India rules. For this purpose suitable relievers shall be arranged by the contractor at no extra cost.
14. Coordinating with AMC contractors if machine is under AMC for breakdown, maintenance and follow-up as required. Continuous efforts will be made to minimize the downtime of the equipment.
15. For undertaking works like cleaning of cooling coil, de-scaling of condensers, valves etc., or for any heavy dismantling work for proper inspection/maintenance, any extra manpower or tools and tackle required, shall be arranged by the contractor without any extra charges.
16. For maintenance/inspection of ACB’s, relays, control wiring, checking of alignment of reciprocating machines etc., any highly technical manpower, if required, shall be arranged by the contractor without any extra charge.
17. Provide assistance in wiring works as required by other departments like IT etc.
18. Since the contract is for operation on 24 hour basis, physical custody and responsibility of all the plants, equipment and machinery covered under this contract, shall rest on the contractor.
19. No tools and plants shall be supplied by ICGEB. List of useful tools and plants owned by the contractor shall be submitted to ICGEB.
20. Water and electricity for cleaning, testing, operation and maintenance shall be supplied by the Centre.
21. All the spare parts including refrigerant, compressor oil, transformer oil and lubricating oil shall be supplied by ICGEB. Dismantled material against each spare part supplied shall be handed over to ICGEB by the contractor. No separate labour charge shall be given to the contractor for replacing parts such as meter, gauges, relay, MCB, ACB, MCCB, main switch, timer, which ICGEB will provide as and when required.
22. All consumables like de-scaling chemical, vaniclean/ soft action cleaning chemical for cleaning of cooling coils of AHUs, gland packing, rubber / neoprene gaskets, grease, old dhoti, duster, broom etc., shall be supplied by the contractor without any extra charges.
23. ICGEB shall have the option to extend the terms of this contract for an additional period as mutually agreed, with the same terms and conditions.
24. The contractor shall procure diesel for the DG sets from the diesel filling stations designated by ICGEB. Diesel and transportation charges will be made by ICGEB.
25. To deposit the monthly electricity and water bill will be the responsibility of the contractor. In case, where the monthly electricity and or water bill is not received by ICGEB, it will be the responsibility of the contractor to collect the bill from the issuing authority (DVB/Tata Power / BSES / Delhi Jal Board).
26. Any emergency purchase of parts/material will be the responsibility of the contractor, after informing the official designated by ICGEB, the cost of which will be borne by ICGEB subject to the assessment by ICGEB.
27. The contractor will ensure general cleanliness of the areas housing sub-stations, all transformer rooms, main air conditioning plant rooms, animal house air conditioning plant rooms, cooling towers, pump houses, tube wells, DG sets, service floors in the laboratory block, AHU rooms, electrical panels, service shafts etc., as required.
28. The contractor will also be bound to any notice from ICGEB, with respect to improving the maintenance in the campus, as required from time to time during the course of this maintenance contract.

21. a) No advance of any kind shall be paid.

1. Payment will be made against the monthly bill raised by the contractor, after due verification by the concerned official(s) of ICGEB responsible for supervision of the work, who may at his or her discretion, effect deductions for non-performance or delayed/improper work. The payment will be made within 15 days from the date of receipt of the bill.   
   c) Amount towards mandatory requirements such as EPF & ESI shall be paid by ICGEB on submission of the relevant authenticated documents. It is mandatory for the contractor to submit the bank transfer details of wage payment to the staff deployed by him at ICGEB along with EPF and ESI receipts for the previous month and attendance record for the current month along with the monthly bill
   1. There should not be any deductions e.g. advance etc., from the employee’s wages during wage transfer except for absentees.
2. Please note that the payment of any statutory direct or indirect taxes at the contractor’s  
    end, arising out of transactions due to this contract will be solely the contractor’s  
    responsibility.
3. The contractor shall ensure compliance with all the statutory laws and by-laws of the Central Government/State Government/Municipal authorities related to the employment of their staff and all such obligations under Wage Act, Workmen compensation Act, E. S. I. Act, Provident Fund & Miscellaneous Provision Act, Bonus Act, and Contract Labour Act 1971 etc., and any other governing Act applicable. ICGEB will not be involved or be responsible for such matters in any way.
4. The contractor shall pay his workers not below the rates under Minimum Wages Act, as notified from time to time, and comply with various Labour Acts. Payment of the Income Tax, if required, shall be the responsibility of the contractor.
5. Documents, registers required to be maintained under contract labour regulations 1970 shall be maintained by the contractor. This shall be submitted for verification as and when required.
6. The contractor shall provide at least two sets of uniforms, proper shoes (that provides safety will carrying out the work as detailed in the tender document) and photo identity card to his workers and no worker shall be allowed without proper uniform, shoes and I-card in the premises. It is entirely the contractor’s responsibility to ensure that all precautionary measures are put in place by him to ensure complete safety of his staff while on duty at ICGEB, New Delhi, campus.
7. The contract can be terminated mutually by giving two months notice.

##### SCOPE OF WORK – Air-conditioning & Other Services

1. All the Air-conditioning plants and equipment shall be operated round the clock on 24 hour basis, on all days in the month and year including Sunday & Holidays.
2. The following manpower will be provided by the contractor.

**Suggested deployment of the staff:**

The contractor should keep adequate number of qualified staff who should be able to attend to various jobs. A competent and responsible staff should do the supervision and he will be present at site during the working hours and as required.

Although not comprehensive, but suggested deployment of the manpower for air conditioning/electrical/civil engineering work is as follows:

Qualified and experienced supervisor 1 no. (9 a.m. to 5:30 p.m.)

Senior A/c mechanic 2 nos. (9 a.m. to 5:30 p.m.)

Helper for AC mechanics 1 nos. (9 a.m. to 5.30 p.m.)

Senior electrician 1 no. (9 a.m. to 5:30 p.m.)

Electrician 2 nos. (9 a.m. to 5:30 p.m.)

Helper for electrician 1 no. (9 a.m. to 5.30 p.m.)

AC plant operator (24 hrs/3 shifts) for Main AC plant

and new building 1 no. each shift (total 3 nos.)

Assistant operator 1 no. (9 a.m. to 5.30 p.m.)

AC plant operator (24 hrs/3 shifts) for Animal

House AC plant (qualified to operate BMS) 1 no. each shift (total 3 nos.)

Assistant operator 1 no. (9 a.m. to 5.30 p.m.)

Substation operator (24 hrs/3 shifts) 1 no. each shift (total 3 nos.)

(should be able to operate as an Electrician as and when required)

Assistant operator 1 no. (9 a.m. to 5.30 p.m.)

Sewage Treatment Plant Operator 1 no. (9 a.m. to 5.30 p.m.)

Plumber for civil maintenance 1. no. (9 a.m. to 5:30 p.m.)

Carpenter for civil maintenance 1 no. (9 a.m. to 5:30 p.m.)

Painter for civil maintenance 1 no. (9 a.m. to 5.30 p.m.)

Mason for minor civil work and maintenance 1 no. (9 a.m. to 5.30 p.m.)

Helper for civil maintenance 1 no. (9 a.m. to 5.30 p.m.)

**Extra manpower as required.**

**Note:** The timings of staff mentioned above shall be subject to changes as desired by the Institute as required.

***In addition to the manpower mentioned above, one qualified engineer from the company, having diploma in Mechanical/Refrigeration from a recognized institution and having experience in the field of Refrigeration and Air-conditioning for a period not less than 10 years, shall visit the Institute once in every week on a fixed day for over-all checking/Inspection and preventive maintenance of A. C. Plants & equipment and report to the Component Manager / AC and Electrical In-charge, ICGEB. The Company’s technical representative shall devote minimum half-day i.e. 4 hrs. in the Centre for such purposes. Non-compliance to this clause will lead to appropriate deductions in the monthly bills.***

1. All the plants, equipment and machinery shall be maintained neat and clean and in perfect working conditions.
2. Logbooks shall be maintained in an orderly manner in every plant room separately and the readings shall be recorded on hourly basis.
3. De-scaling of water cooled condensers of chilling units, valves etc., shall be carried out during winter months i.e. at the beginning of the season and also “as and when” required to maintain refrigerant condensing pressure within allowable limits. Arrangements for de-scaling pump, replacement of gaskets/packing etc., shall be the Contractor’s responsibility. This will include :-
4. Overhauling and cleaning of AHUs
5. Over hauling and cleaning of window and split ACs.
6. Overhauling and cleaning of Air cooled package units

**EQUIPMENT COVERED UNDER AIRCONDITIONING CONTRACT**

1. **A. C. Plants and related Equipment for main building**
   1. 2 x 400 TR Carrier make centrifugal water chilling plants.
   2. 2 x 75 HP “KIRLOSKAR” make condenser water circulating pumps.
   3. 3 x 30 HP “KIRLOSKAR” make chilled water circulating pumps.
   4. 2 x 30 HP Ármstrong make chilled water circulating pumps.
   5. 2 x 400 TR capacity Mihir make induced draft cooling towers.
   6. Electrical distribution boards, motor control centers with all ACBs, starters, switches, control & power wirings etc.
   7. 43 Nos air-handling units and fan coil units in Main Building with all the accessories like control panel, strip heaters, valves, filters, etc.
   8. 3 nos. exhaust air blowers.
2. **RECIPROCATING A. C. PLANT FOR ANIMAL HOUSE BUILDING**
   1. 1 x 48 TR Blue Star make air cooled chilling unit
   2. 1 x 36 TR air cooled scroll type water chilling plant, Blue Star make
   3. 2 x 60 TR Batli Boi make air cooled chilling unit
   4. 2 x 7.5 HP chilled water circulating pump set
   5. 4 nos. Pan type humidifier
   6. 2 x 15 KW strip heater package
   7. 7 x 3000 cfm Air Handling Units (AHU)
   8. 1 x 5000 cfm AHU
   9. 1 x 10450 CMH capacity propeller type exhaust fans.
   10. Electrical control panel with all switches, starters, power and control wirings etc.
   11. 5 x 300 CMH capacity exhaust fans
   12. Operation of the BMS.
3. **GREEN HOUSES** 
   1. Electrical control panel with all fittings.  
       etc.

04. **Window and Split ACs 150 nos. (entire premises)**

**05. Cold Room - 2 TR 6 nos. (**3 main building and 3 new building)

1. **Complete air-conditioning system (VRF system) in the laboratory annexe including the four outdoor units, all high wall units, all cassette type units etc.**

**Brief Description of the VRF System:-**

1. **Make : LG**
2. **Outdoor Units: 40 HP x 6 and 44 HP x 2**
3. **Indoor units: Cassette & Hi-wall units in various sizes and capacities**

**Note**: The above list is subject to modification at any time as per requirement of the Centre.

The following checks shall be carried out once in every week & reported to the Engineer-in-charge in writing. Defect/Shortcomings, if any, shall be rectified immediately.

1. Leak test for refrigerant
2. Full charge of refrigerant
3. Oil level in the Compressor and condition of the oil
4. Working of all pressure gauges, refrigerant valves solenoids high and low pressure switches, oil failure switch etc.
5. Alignment of all compressor and pumps with respective driving motors.
6. Tightness of foundation bolts etc.
7. Tightness of all terminals and leads in the electrical control panel to avoid overheating/failure including checking of all interlocks.
8. The terminal box of every motor for tightness
9. Cleaning of the cooling tower pump and nozzles.
10. Water level and spray in the cooling tower.

All the Air-handling units covered under this contract, shall be cleaned and checked once in every 15 days as follows:

1. Cleaning of air filters
2. Cleaning of the cooling coil using chemical and water jet vacuum-cleaner shall be used in places where drain line is not available (Chemical for coil cleaning shall be issued by the contractor free of cost)
3. Cleaning of the entire A. H. U. body & the A. H. U room
4. Cleaning of the electrical control panel from outside as well as from inside and tightening the wires and cable terminals. Checking of fuses, heater and blower inter lock etc.
5. Oiling/greasing the blower and driving motor bearings.
6. Checking the V-belts, pulley etc.
7. Leakage of water from the pump glands / valve glands.

During the course of operation and maintenance, if any spare part is required for replacement, the contractor shall give the requisition for such spare part with full details and nomenclature in writing at least 15 days in advance failing which it will be responsibility of the contractor to replace the part immediately which may be paid by ICGEB at market rate in due course.

The Contractor shall prepare a list of spare parts required for all the plants and equipment and submit to the designated official of ICGEB one month from the date of commencement of work under this contract.

In the event of a major failure/breakdown of any plant, the contractor shall submit a report immediately along with necessary list of spares and estimate for rectification to the designated officials of ICGEB.

The contractor shall ensure cleanliness of the plant room.

The contractor shall ensure painting of the pipes, supports, equipment as and when required.

Note **:** The above list is only illustrative and the contractor will attend to any related work even if not specified above during the period of contract.

# **ELECTRICAL WORKS**

Maintenance of all electrical fittings in the premises including the laboratory annexe.

Maintenance and operation of all utilities in the premises including the laboratory annexe. This includes:

HT panels

Substation and LT panels

DG sets,

HT transformers

HT stabilizers,

Bus Bar in the substation and in the service floor, and including any further

installations made during the duration of this contract;

To maintain up-to-date logbooks recording all relevant data (current, voltage etc.) related to electrical panels at substation.

Tightening of all terminals and leads in the electrical control panel to avoid overheating failure including checking of all inter locks.

Daily check on DG sets, their batteries, battery chargers, terminals safety.

Attending to any breakdown due to short circuit.

Maintenance of earth lines.

To check/clean with CTC tighten all electrical contacts monthly. The heated terminals if required to be redone will be done so in proper condition by using appropriate size crimping tool.

To check and replace, if necessary, the performance of all operational safety areas and aspects. This should be done on a continuous basis.

To tighten all the fasteners of the bus bars as and when necessary and not more than once in three months. Also to re-terminate the heated up contacts and replace cabling wiring as and when necessary.

To properly clean all machinery and equipment daily.

To paint the piping, support, equipment as and when required.

To arrange for a well equipped first aid box and maintain it in a good condition to take care of all first aid eventualities.

Maintenance of deep bore wells/ their electrical panel and water supply system.

To check and clean all electrical switchgear moving contacts by CTC and tighten all electrical controls quarterly including rectification of the same as and when required including all panel work, cabling work, fresh cable terminations in case of burning/ damage of the same etc.

To check and rectify/replace the performance of operational safety areas and aspects.

To check and clean (de-scale) heat exchangers as and when required but at least once in six months (the chemicals have to be arranged by the contractor at his own cost).

To check and rectify rotary equipment alignment once in three months at least or as and when required. The alignment and precision level has to be checked and rectified using three dial gauges and by fabricating suitable rigid alignment fixtures. The fixtures and the measuring instruments have to be furnished by the contractor and the alignment accuracy has to be + 0.03 mm on the radial and axial level should be within ½ degrees.

To check and replace the bearings and other spares in all machines as and when required as per a preset preventive maintenance schedule. The preventive maintenance schedule has to be furnished by the contractor on the award of the works and has to be duly concurred and approved by the concerned engineer-in charge.

To attend to repairs on the mechanical equipment such as pump-sets, piping, centrifugal pumps, submersible pumps, monobloc pumps, valves etc., including minor and major overhauling.

To lubricate motor/pumps, bearings as and when necessary and not later than at least once in three months.

To check electrical circuits and rectify the same by a qualified electrician as and when necessary. To clean and tighten all the electrical points.

To check holding (leakage past valve disc) of all valves in the system and descale them as and when required (de-scaling chemicals have to be arranged by the contractor).

To check and top-up/replace lube oil of diesel engine pump-set sump of fire fighting system.

All spares required to maintain the plant and those that are going permanently into the installation would be supplied by the centre.

* **List of Electrical and Water Supply Installations including the laboratory annexe.**

1. HT stabilizers, 11 KV, 1000 KVA 3 nos.

2. STEP DOWN TRANSFORMER 11KV/440 V, 1000 KVA 2 nos.

3. HT OCB breakers 5 nos.

4. LT breakers and switchgears substation 2 nos.

5. Capacitor panel 3 nos.

6. DG set 625 KVA, Cummins 5 nos.

7. DG set 82 KVA, Cummins 1 no.

8. Internal and External lighting and panels

9. Entire building electrical panels, DB, sub DBs, and other related panel or lighting

fixtures.

10. Bore well pumps and panel 3 nos.

11. Filtration and softening plant (water) 1 no.

12. Water harvesting wells.

13. Entire water supply pump house.

14. Fire hydrant system.

15. Wet risers in laboratories and administration building.

16. Fire pump including DG set.

17. Sewage treatment plant (STP)

Note: This list is subject to changes as per requirements of the Centre during the period of contract.

##### CIVIL WORKS

1. Routine maintenance of the premises including the laboratory annexe in the campus, as required, on working days and on weekends or designated official ICGEB holidays, as required.

* Periodic checking of roofs/ terraces for visible cracks and repairing of cracks if any.
* To check, prevent and rectify seepages and resultant fungus promotion if any.
* Maintenance of roads and all ICGEB buildings, culverts, parapets etc.
* Maintenance and cleaning of drainage system.
* Repairs of doors and windows and painting as required
* Maintenance of plumbing system which includes garden water system
* To check and clean water strainers etc., as and when required.
* To tighten the foundation bolts monthly
* To ensure adequate water level in all the tanks in all the systems
* To clean/flush/disinfect all laboratory syntex tanks once in a month and the RCC tanks once in three months and in case of any emergent requirement.
* To provide and operate additional water connections to the different laboratory, administration block, guest house, green house, animal house etc.
* To attend to the plumbing complaints related to fresh water in the centre
* To do maintenance on all water lines including attending to leakages
* To maintain log books in each shift to be provided by ICGEB
* To attend to minor extension of the GI pipe lines up to two inch diameter on a single work not exceeding 12 meters.

##### GENERAL

1. ***Lifts***: Attending to complaints or emergency calls related to all the lifts in the premises including the laboratory annexe, making calls to lift operation and maintenance contractor as required. Ensuring that the contractor’s staff is familiar with the lift electrical system and maintaining a close co-ordination with the lift maintenance contractors.
2. ***Water purifiers and water coolers***: Attending to day to day problems related to water plumbing in the water purifiers and water coolers and maintaining a close co-ordination with the respective service providers for AMC of these systems.
3. ***Fire hydrant system:*** Maintain the fire hydrant system in a working condition and assist during testing of fire hydrants.

**Annexure A**

**TURNOVER DETAILS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Last Three Years Annual Turnover of the Bidding Entity** | | | | |
| (As per the Audited Financial Statement/Annual reports to be enclosed duly certified by CA, copies of Income tax returns also enclosed as proof) | | | | |
| **Financial Year** | **Turnover of operations in similar kind of business** | **Turnover in Other Operations** | **Total Turnover** | **Net Profit** |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

1. Financial Statements are Balance Sheets and Profit & Loss Statements duly certified by a CA.
2. The Audited Financial Statement etc., are for the year 2015-16, 2016-17 and 2017-18 (Proofs to be submitted to satisfy/meet the requirements of the Eligibility criteria).

Authorised Signatory

Name & Address of the firm with seal

**Annexure - B**

**UNDERTAKING/DECLARATION FOR NOT BEING BLACKLISTED**

Date ...................................

To,

The Director

International Centre for Genetic Engineering & Biotechnology

Aruna Asaf Ali Marg

New Delhi – 110 067.

Dear Sir,

I / We ................................................... hereby confirm that our firm has not been banned or Blacklisted by any government organizations/Institutions/Court/Public sector Units/Private organization. Further it is certified that there is no police case pending against our firm/partner relating to previous service contracts.

Authorised Signatory

Name & Address of the firm with seal

**Annexure - C**

Details of other organizations where such contracts were undertaken as per the eligibility criteria.

**(enclose supporting documents)**.

Proforma containing details of other organizations where such or similar contracts were undertaken.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Sl. No. | Name &  Address of  the  organization,  contact number | No. of  personnel  supplied | Period  of  contract | Whether international / Govt/semi  Govt/Autonomous  Bodies/ research laboratories//PSUs/  Institutions/ Industries  etc. **(pls. specify)** | Amount  of  contract | Reason for  termination  (if  currently  not valid) |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

Authorised Signatory

Name & Address of the firm with seal

**Annexure - D**

**CHECK-LIST (TECHNICAL BID)**

**SUMMARY OF COMPLIANCE TO REQUIREMENT OF TENDER**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl. No.** | **Description of requirement** | **Yes/No** | **Page No.** |
| 1 a.  1 b. | The firm is registered with the **Regional Labour Commissioner (Govt. of Delhi)** under the Provisions of Contract Labour Act and its validity date. is………………………..  Copies of other mandatory valid licenses. |  |  |
| 2 | Copies of the **Balance Sheet** and **P&L A/c** for the last 3 years duly certified by a CA enclosed. (Attach supportive documents: Annexure – A) |  |  |
| 3 | Registration certificate issued by the **Provident Fund Commissioner** enclosed. PF registration code allotted by the Regional Provident Fund Commissioner, Govt. of Delhi, enclosed. |  |  |
| 4 | Copy of the Registration certificate/allotment letter for GST enclosed. |  |  |
| 5 | Copy of the Registration certificate/allotment letter for **PAN** from the Income Tax Department enclosed. |  |  |
| 6 | Registration certificate of **ESI** enclosed. |  |  |
| 7 | Proforma containing details of other organizations where such contracts were/are undertaken enclosed. (Attach supportive documents: Annexure – C) |  |  |
| 8 | DD of Rs.1,00,000/- only as EMD enclosed. |  |  |
| 9 | Price bid proforma completed & sealed in a separate envelope enclosed. |  |  |
| 10 | List of Arbitration cases (if applicable) enclosed.  Do not leave it blank. **If there are no such cases, write “Not Applicable”**. |  |  |
| 11 | **Undertaking of the Agency** confirming the availability of adequate manpower of requisite qualification and experience for deployment at ICGEB enclosed. |  |  |
| 12 | **Acceptance of terms and conditions** attached. Each page of terms and conditions to be duly signed as token of acceptance and submitted as part of the tender document. |  |  |
| 13 | **Copy of the last income tax return enclosed.** |  |  |
| 14 | **Undertaking by the bidder** to the effect that there is no police case pending against the proprietor/firm/parties relating to previous service contracts enclosed. (Annexure – B) |  |  |
| 15 | At least one currently valid contract for similar work. |  |  |

Declaration by the Bidder:

This is to certify that I/We before signing this tender have read and fully understood all the terms and conditions contained herein and undertake myself/ourselves to abide by them.

Authorised Signatory

Name & Address of the firm with seal

**NOTE:** Submission of all the documents mentioned above along with declaration, is mandatory. Non submission of any of the information above may render the bid to be rejected.

(To be made on Rs.50.00 Non Judicial Stamp Paper)

**DRAFT AGREEMENT**

This Agreement is made on \_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_ Two thousand eighteen between International Centre for Genetic Engineering & Biotechnology, New Delhi, as one part, hereinafter called ICGEB and M/s \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Agency for “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substation, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, on the other part.

WHEREAS the ICGEB is desirous to engage the Agency for providing “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substation, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, at ICGEB New Delhi campus, on the terms and conditions as stated below:

1. The agency shall be solely responsible for compliance to provisions of various labour, industrial and any other laws applicable and all statutory obligations, such as, wages, allowances, compensations, EPF, Bonus, Gratuity, ESI etc relating to contract personnel deployed in ICGEB. The ICGEB shall have no liability in this regard.
2. The Agency shall be solely responsible for any death/accident/medical/health related liability/compensation for the personnel deployed by it at ICGEB while carrying out work at ICGEB or otherwise. The ICGEB shall have no liability in this regard.
3. Any violation of instructions/agreement or suppression of facts will attract cancellation of agreement without any reference or any notice period.
4. The contract can be terminated by giving two months notice on either side.
5. In case of non-compliance with the contract, ICGEB reserves its right to:
   1. Cancel/revoke the contract, and /or
   2. Impose penalty up to 10% of the total annual value of the contract.
6. Security deposit equal to 10% of the Annual Contract Value (refundable without interest after two months of termination of the contract) in the form of pay order/demand draft/FDR/or bank guarantee from a commercial bank shall be furnished at the time of signing of the Agreement.
7. The Agency shall be fully responsible for timely monthly payment of wages and any other dues to the personnel deployed in ICGEB.
8. The personnel provided by the Agency will not claim to become the employees of ICGEB and there will be no Employee and Employer relationship between the personnel engaged by the Agency for deployment in ICGEB.
9. There would be no increase in rates payable to the Agency during the contract period except reimbursement of the statutory wages revised by the Govt.
10. The agency also agrees to comply with **annexed Terms and Conditions** and amendments thereto from time to time.
11. Decision of ICGEB in regard to interpretation of the terms and conditions and the Agreement shall be final and binding on the Agency.
12. All the terms and conditions detailed in the tender document (ICGEB/NIT/Infrastructural Facilities/2018) will remain in force during the term of the contract.
13. In case of any dispute between the Agency and ICGEB, ICGEB shall have the right to decide. However, all matters of jurisdiction shall be at the local courts located at Delhi.

IN WITNESS WHEREOF both the parties have set and subscribed their respective hands with their Seal in ICGEB campus, New Delhi in the presence of the witness:

**International Centre for Genetic Engineering & Biotechnology:**

Witness: 1.

2.

**Agency:**

Witness: 1.

2.

TERMS AND CONDITIONS OF THE CONTRACT FOR

**“Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substation, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”**

**(Annexure to Agreement)**

1. SCOPE OF WORK: “Manning, Operation and Maintenance of the infrastructural facilities including central air-conditioning (main and new building), window / split air-conditioning units, electric substation, DG sets, internal and external electrical installations, civil maintenance, water supply and water softening system, fire fighting pumps and sewage treatment plant”, at the International Centre for Genetic Engineering & Biotechnology, Aruna Asaf Ali Marg, New Delhi – 110067 by deploying required number of contract personnel.
2. TERMS & CONDITIONS:
3. The said contract will be initially for a period of one year commencing from the date of signing of the contract which may be extended further with the same terms & conditions subject to mutual consent of both the parties within the frame work of ICGEB rules and regulations applicable at that time and subject to satisfactory performance of the contract. However, in normal circumstances, the Agreement is terminable by giving two months notice in writing by either party to the agreement.
4. The Contracting Agency shall render the following services to ICGEB, New Delhi:

**GENERAL TERMS AND CONDITIONS**

**Name of work: Manning, operation and maintenance of**

(i) Air-conditioning plants, Equipment and Machinery.

(ii) Electrical equipment and substations.

(iii) Sewage treatment plant (STP)

(iv) Water supply and water softening system

(v) Fire fighting pumps

(vi) Civil maintenance

1. The contractor shall be responsible for any damage to the equipment/ plant and machinery caused due to faulty operation/poor servicing/mishandling etc., by their staff and shall rectify the defects, replace parts as the case may be, free of cost. Decision of the ICGEB shall be final in this matter.
2. The contractor shall submit a list of staff to be deployed by them showing their full name, local and permanent address, age, father’s name, qualification and police station verification/ registration and shall be fully responsible for the safety and security of their staff. No compensation shall be payable by ICGEB in case of any accident/death of any of them while operating/servicing the plants and equipment.
3. ICGEB shall be fully empowered to expel any of the contractor’s staff in case of any misbehaviour / indiscipline / misconduct / violence / late attendance / incompetence / theft and if such expulsion takes place, then the relevant clause of recovery shall be applicable.
4. No escalation in any form either of material (spares) and or consumables shall be payable by ICGEB during the tenure of this contract.
5. The Air-conditioning plants, equipment and machinery, as listed below, are to be operated on 24 hrs. basis throughout the year and are meant for maintaining the temperature and humidity conditions as mentioned below:
6. Centrifugal type water chilling units for main building, comfort conditions: 25oC + 1o C by recirculation process.
7. Reciprocating plant for Experimental Animal House building: 21o C + 1o C & 45% to 55% RH with 100% F. A. system.
8. Air Cooled Scroll compressor type water chilling unit installed at the terrace for Knock- out Mice Experimental facility at the Animal House building.
9. Window type/ Split type AC units installed at the Green House building.
10. Complete air-conditioning system (VRF) in the new building.
11. Any other specifications to be specified as and when required.
12. The contractor shall ensure that the breakdown call of normal nature is attended to immediately. Breakdown due to reasons beyond control, shall however, be attended/rectified within reasonable time to be decided in consultation with the ICGEB officials.
13. The number of operational and maintenance staff shall always be as detailed under scope of work. Every staff shall be allowed one rest day/weekly off after every six days of working as per Government of India rules. For this purpose suitable relievers shall be arranged by the contractor at no extra cost.
14. Co-ordinating with AMC contractors if machine is under AMC for breakdown, maintenance and follow-up as required. Continuous efforts will be made to minimize the down time of equipment.
15. For undertaking works like cleaning of cooling coil, de-scaling of condensers, valves etc., or for any heavy dismantling work for proper inspection/maintenance, any extra manpower or tools and tackle required, shall be arranged by the contractor without any extra charges.
16. For maintenance/inspection of ACB’s, relays, control wiring, checking of alignment of reciprocating machines etc., any highly technical manpower, if required, shall be arranged by the contractor without any extra charge.
17. Provide assistance in wiring works as required by other departments like IT etc.
18. Since the contract is for operation on 24 hour basis, physical custody and responsibility of all the plants, equipment and machinery covered under this contract, shall rest on the contractor.
19. No tools and plants shall be supplied by ICGEB. List of useful tools and plants owned by the contractor shall be submitted to ICGEB.
20. Water and electricity for cleaning, testing, operation and maintenance shall be supplied by the Centre.
21. All spare parts including refrigerant, compressor oil, transformer oil and lubricating oil shall be supplied by ICGEB. Dismantled material against each spare part supplied shall be handed over to ICGEB by the contractor. No separate labour charge shall be given to the contractor for replacing parts such as meter, gauges, relay, MCB, ACB, MCCB, main switch, timer, which ICGEB will provide as and when required.
22. All consumables like de-scaling chemical, vaniclean/ soft action cleaning chemical for cleaning of cooling coils of AHUs, gland packing, rubber / neoprene gaskets, grease, old dhoti, duster, broom etc., shall be supplied by the contractor without any extra charges.
23. ICGEB shall have the option to extend the terms of this contract for an additional period as mutually agreed, with the same terms and conditions.
24. The contractor shall procure diesel for the DG sets from the diesel filling stations designated by ICGEB. Diesel and transportation charges will be made by ICGEB.
25. To deposit the monthly electricity bill and water bill will be the responsibility of the contractor. In case, where the monthly energy and or water bill is not received by ICGEB, it will be the responsibility of the contractor to collect the bill from the issuing authority (DVB/Tata Power/BSES/Delhi Jal Board).
26. Any emergency purchase of parts/material will be the responsibility of the contractor, after informing the official designated by ICGEB, the cost of which will be borne by ICGEB subject to the assessment by ICGEB.
27. The contractor will ensure general cleanliness of the areas housing sub-stations, all transformer rooms, main air conditioning plant rooms, animal house air conditioning plant rooms, cooling towers, pump houses, tube wells, DG sets, service floors in the laboratory block, AHU rooms, electrical panels, service shafts etc., as required.
28. The contractor also will be bound to any notice from ICGEB, with respect to improving the maintenance in the campus, as required from time to time during the course of this maintenance contract.

23. a) No advance of any kind shall be paid.

1. Payment will be made against the monthly bill raised by the contractor, after due verification by the concerned official(s) of ICGEB responsible for supervision of the work, who may at his or her discretion, effect deductions for non-performance or delayed/improper work. The payment will be made within 15 days from the date of receipt of the bill.   
   c) Amount towards mandatory requirements such as EPF & ESI shall be paid by ICGEB on submission of the relevant authenticated documents. It is mandatory for the contractor to submit the bank transfer details of wage payment to the staff deployed by him at ICGEB along with EPF and ESI receipts for the previous month and attendance record for the current month along with the monthly bill
   1. There should not be any deductions e.g. advance etc., from the employee’s wages in the during wage transfer except for absentees.

24. Please note that payment of any statutory direct or indirect taxes at the contractor’s  
 end, arising out of transactions due to this contract will be solely the contractor’s  
 responsibility.

1. The contractor shall ensure compliance with all statutory laws and by-laws of the Central Government/State Government/Municipal authorities related to the employment of their staff and all such obligations under Wage Act, Workmen compensation Act, E. S. I. Act, Provident Fund & Miscellaneous Provision Act, Bonus Act, and Contract Labour Act 1971 etc., and any other governing Act applicable. ICGEB will not be involved or be responsible for such matters in any way.
2. The contractor shall pay his workers not below the rates under Minimum Wages Act, as notified from time to time, and comply with various Labour Acts. Payment of the Income Tax, if required, shall be the responsibility of the contractor.
3. Documents, registers required to be maintained under contract labour regulations 1970 shall be maintained by the contractor. This shall be submitted for verification as and when required.
4. The contractor shall provide at least two sets of uniforms, proper shoes (that provides safety will carrying out the work as detailed in the tender document) and photo identity card to his workers and no worker shall be allowed without proper uniform, shoes and I-card in the premises. It is entirely the contractor’s responsibility to ensure that all precautionary measures are put in place by him to ensure complete safety of his staff while on duty at ICGEB, New Delhi, campus.
5. The contract can be terminated mutually by giving two months notice.

##### SCOPE OF WORK – Air-conditioning & Other Services

All the Air-conditioning plants and equipment shall be operated round the clock on 24 hour basis, on all days in the month and year including Sunday & Holidays.

The following manpower will be provided by the contractor.

**Suggested deployment of the staff:**

The contractor should keep adequate number of qualified staff who should be able to attend to various jobs. A competent and responsible staff should do the supervision and he will be present at site during the working hours and as required.

Although not comprehensive, but suggested deployment of the manpower for air conditioning/electrical/civil engineering work is as follows:

Qualified and experienced supervisor 1 no. (9 a.m. to 5:30 p.m.)

Senior A/c mechanic 2 nos. (9 a.m. to 5:30 p.m.)

Helper for AC mechanics 1 nos. (9 a.m. to 5.30 p.m.)

Senior electrician 1 no. (9 a.m. to 5:30 p.m.)

Electrician 2 nos. (9 a.m. to 5:30 p.m.)

Helper for electrician 1 no. (9 a.m. to 5.30 p.m.)

AC plant operator (24 hrs/3 shifts) for Main AC plant

and new building 1 no. each shift (total 3 nos.)

Assistant operator 1 no. (9 a.m. to 5.30 p.m.)

AC plant operator (24 hrs/3 shifts) for Animal

House AC plant (qualified to operate BMS) 1 no. each shift (total 3 nos.)

Assistant operator 1 no. (9 a.m. to 5.30 p.m.)

Substation operator (24 hrs/3 shifts) 1 no. each shift (total 3 nos.)

(should be able to operate as an Electrician as and when required)

Assistant operator 1 no. (9 a.m. to 5.30 p.m.)

Sewage Treatment Plant Operator 1 no. (9 a.m. to 5.30 p.m.)

Plumber for civil maintenance 1. no. (9 a.m. to 5:30 p.m.)

Carpenter for civil maintenance 1 no. (9 a.m. to 5:30 p.m.)

Painter for civil maintenance 1 no. (9 a.m. to 5.30 p.m.)

Mason for minor civil work and maintenance 1 no. (9 a.m. to 5.30 p.m.)

Helper for civil maintenance 1 no. (9 a.m. to 5.30 p.m.)

**Extra manpower as required.**

**Note:** The timings of staff mentioned above shall be subject to changes as desired by the Institute as required.

***In addition to the manpower mentioned above, one qualified engineer from the company, having a diploma in Mechanical/Refrigeration from a recognized institution and having experience in the field of Refrigeration and Air-conditioning for a period not less than 10 years, shall visit the Institute once in every week on a fixed day for over-all checking/Inspection and preventive maintenance of A. C. Plants & equipment and report to the Component Manager / AC and Electrical In-charge, ICGEB. The Company’s technical representative shall devote minimum half-day i.e. 4 hrs. in the Centre for such purposes. Non-compliance to this clause will lead to appropriate deductions in the monthly bills.***

All the plants, equipment and machinery shall be maintained neat and clean and in perfect working conditions.

Logbooks shall be maintained in an orderly manner in every plant room separately and the readings shall be recorded on hourly basis.

De-scaling of water cooled condensers of chilling units, valves etc., shall be carried out during winter months i.e. at the beginning of the season and also “as and when” required to maintain refrigerant condensing pressure within allowable limits. Arrangements for de-scaling pump, replacement of gaskets/packing etc., shall be the Contractor’s responsibility. This will include :-

* + 1. Overhauling and cleaning of AHUs
    2. Over hauling and cleaning of window and split ACs.
    3. Overhauling and cleaning of Air cooled package units

**EQUIPMENT COVERED UNDER AIRCONDITIONING CONTRACT**

1. **A. C. Plants and related Equipment for main building**
   1. 2 x 400 TR Carrier make centrifugal water chilling plants.
   2. 2 x 75 HP “KIRLOSKAR” make condenser water circulating pumps.
   3. 3 x 30 HP “KIRLOSKAR” make chilled water circulating pumps.
   4. 2 x 30 HP Ármstrong make chilled water circulating pumps.
   5. 2 x 400 TR capacity Mihir make induced draft cooling towers.
   6. Electrical distribution boards, motor control centers with all ACBs, starters, switches, control & power wirings etc.
   7. 43 Nos air-handling units and fan coil units in Main Building with all the accessories like control panel, strip heaters, valves, filters, etc.
   8. 3 nos. exhaust air blowers.
2. **RECIPROCATING A. C. PLANT FOR ANIMAL HOUSE BUILDING**
   1. 1 x 48 TR Blue Star make air cooled chilling unit
   2. 1 x 36 TR air cooled scroll type water chilling plant, Blue Star make
   3. 2 x 60 TR Batli Boi make air cooled chilling unit
   4. 2 x 7.5 HP chilled water circulating pump set
   5. 4 nos. Pan type humidifier
   6. 2 x 15 KW strip heater package
   7. 7 x 3000 cfm Air Handling Units (AHU)
   8. 1 x 5000 cfm AHU
   9. 1 x 10450 CMH capacity propeller type exhaust fans.
   10. Electrical control panel with all switches, starters, power and control wirings etc.
   11. 5 x 300 CMH capacity exhaust fans
   12. Operation of the BMS.
3. **GREEN HOUSES** 
   1. Electrical control panel with all fittings.  
       etc.

04. **Window and Split ACs 150 nos. (entire premises)**

**05. Cold Room - 2 TR 6 nos. (**3 main building and 3 new building)

1. **Complete air-conditioning system (VRF system) in the laboratory annexe including the four outdoor units, all high wall units, all cassette type units etc.**

**Brief Description of the VRF System:-**

1. **Make : LG**
2. **Outdoor Units: 40 HP x 6 and 44 HP x 2**
3. **Indoor units: Cassette & Hi-wall units in various sizes and capacities**

**Note**: The above list is subject to modification at any time as per requirement of the Centre.

The following checks shall be carried out once in every week & reported to the Engineer-in-charge in writing. Defect/Shortcomings, if any, shall be rectified immediately.

1. Leak test for refrigerant
2. Full charge of refrigerant
3. Oil level in the Compressor and condition of the oil
4. Working of all pressure gauges, refrigerant valves solenoids high and low pressure switches, oil failure switch etc.
5. Alignment of all compressor and pumps with respective driving motors.
6. Tightness of foundation bolts etc.
7. Tightness of all terminals and leads in the electrical control panel to avoid overheating/failure including checking of all interlocks.
8. The terminal box of every motor for tightness
9. Cleaning of the cooling tower pump and nozzles.
10. Water level and spray in the cooling tower.

All the Air-handling units covered under this contract, shall be cleaned and checked once in every 15 days as follows:

1. Cleaning of air filters
2. Cleaning of the cooling coil using chemical and water jet vacuum-cleaner shall be used in places where drain line is not available (Chemical for coil cleaning shall be issued by the contractor free of cost)
3. Cleaning of the entire A. H. U. body & the A. H. U room
4. Cleaning of the electrical control panel from outside as well as from inside and tightening the wires and cable terminals. Checking of fuses, heater and blower inter lock etc.
5. Oiling/greasing the blower and driving motor bearings.
6. Checking the V-belts, pulley etc.
7. Leakage of water from the pump glands / valve glands.

During the course of operation and maintenance, if any spare part is required for replacement, the contractor shall give the requisition for such spare part with full details and nomenclature in writing at least 15 days in advance failing which it will be responsibility of the contractor to replace the part immediately which may be paid by ICGEB at market rate in due course.

The Contractor shall prepare a list of spare parts required for all the plants and equipment and submit to the designated official of ICGEB one month from the date of commencement of work under this contract.

In the event of a major failure/breakdown of any plant, the contractor shall submit a report immediately along with necessary list of spares and estimate for rectification to the designated officials of ICGEB.

The contractor shall ensure cleanliness of the plant room.

The contractor shall ensure painting of the pipes, supports, equipment as and when required.

Note **:** The above list is only illustrative and the contractor will attend to any related work even if not specified above during the period of contract.

# **ELECTRICAL WORKS**

Maintenance of all electrical fittings in the premises including the laboratory annexe.

Maintenance and operation of all utilities in the premises including the laboratory annexe. This includes:

HT panels

Substation and LT panels

DG sets,

HT transformers

HT stabilizers,

Bus Bar in the substation and in the service floor, and including any further

installations made during the duration of this contract;

To maintain up-to-date logbooks recording all relevant data (current, voltage etc.) related to electrical panels at substation.

Tightening of all terminals and leads in the electrical control panel to avoid overheating failure including checking of all inter locks.

Daily check on DG sets, their batteries, battery chargers, terminals safety.

Attending to any breakdown due to short circuit.

Maintenance of earth lines.

To check/clean with CTC tighten all electrical contacts monthly. The heated terminals if required to be redone will be done so in proper condition by using appropriate size crimping tool.

To check and replace, if necessary, the performance of all operational safety areas and aspects. This should be done on a continuous basis.

To tighten all the fasteners of the bus bars as and when necessary and not more than once in three months. Also to re-terminate the heated up contacts and replace cabling wiring as and when necessary.

To properly clean all machinery and equipment daily.

To paint the piping, support, equipment as and when required.

To arrange for a well equipped first aid box and maintain it in a good condition to take care of all first aid eventualities.

Maintenance of deep bore wells/ their electrical panel and water supply system.

To check and clean all electrical switchgear moving contacts by CTC and tighten all electrical controls quarterly including rectification of the same as and when required including all panel work, cabling work, fresh cable terminations in case of burning/ damage of the same etc.

To check and rectify/replace the performance of operational safety areas and aspects.

To check and clean (de-scale) heat exchangers as and when required but at least once in six months (the chemicals have to be arranged by the contractor at his own cost).

To check and rectify rotary equipment alignment once in three months at least or as and when required. The alignment and precision level has to be checked and rectified using three dial gauges and by fabricating suitable rigid alignment fixtures. The fixtures and the measuring instruments have to be furnished by the contractor and the alignment accuracy has to be + 0.03 mm on the radial and axial level should be within ½ degrees.

To check and replace the bearings and other spares in all machines as and when required as per a preset preventive maintenance schedule. The preventive maintenance schedule has to be furnished by the contractor on the award of the works and has to be duly concurred and approved by the concerned engineer-in charge.

To attend to repairs on the mechanical equipment such as pump-sets, piping, centrifugal pumps, submersible pumps, monobloc pumps, valves etc., including minor and major overhauling.

To lubricate motor/pumps, bearings as and when necessary and not later than at least once in three months.

To check electrical circuits and rectify the same by a qualified electrician as and when necessary. To clean and tighten all the electrical points.

To check holding (leakage past valve disc) of all valves in the system and descale them as and when required (de-scaling chemicals have to be arranged by the contractor).

To check and top-up/replace lube oil of diesel engine pump-set sump of fire fighting system.

All spares required to maintain the plant and those that are going permanently into the installation would be supplied by the centre.

* **List of Electrical and Water Supply Installations including the laboratory annexe.**

1. HT stabilizers, 11 KV, 1000 KVA 3 nos.

2. STEP DOWN TRANSFORMER 11KV/440 V, 1000 KVA 2 nos.

3. HT OCB breakers 5 nos.

4. LT breakers and switchgears substation 2 nos.

5. Capacitor panel 3 nos.

6. DG set 625 KVA, Cummins 5 nos.

7. DG set 82 KVA, Cummins 1 no.

8. Internal and External lighting and panels

9. Entire building electrical panels, DB, sub DBs, and other related panel or lighting

fixtures.

10. Bore well pumps and panel 3 nos.

11. Filtration and softening plant (water) 1 no.

12. Water harvesting wells.

13. Entire water supply pump house.

14. Fire hydrant system.

15. Wet risers in laboratories and administration building.

16. Fire pump including DG set.

17. Sewage treatment plant (STP)

Note: This list is subject to changes as per requirements of the Centre during the period of contract.

##### CIVIL WORKS

1. Routine maintenance of the premises including the laboratory annexe in the campus, as required, on working days and on weekends or designated official ICGEB holidays, as required.

* Periodic checking of roofs/ terraces for visible cracks and repairing of cracks if any.
* To check, prevent and rectify seepages and resultant fungus promotion if any.
* Maintenance of roads and all ICGEB buildings, culverts, parapets etc.
* Maintenance and cleaning of drainage system.
* Repairs of doors and windows and painting as required
* Maintenance of plumbing system which includes garden water system
* To check and clean water strainers etc., as and when required.
* To tighten the foundation bolts monthly
* To ensure adequate water level in all the tanks in all the systems
* To clean/flush/disinfect all laboratory syntex tanks once in a month and the RCC tanks once in three months and in case of any emergent requirement.
* To provide and operate additional water connections to the different laboratory, administration block, guest house, green house, animal house etc.
* To attend to the plumbing complaints related to fresh water in the centre
* To do maintenance on all water lines including attending to leakages
* To maintain log books in each shift to be provided by ICGEB
* To attend to minor extension of the GI pipe lines up to two inch diameter on a single work not exceeding 12 meters.

##### GENERAL

1. ***Lifts***: Attending to complaints or emergency calls related to all the lifts in the premises including the laboratory annexe, making calls to lift operation and maintenance contractor as required. Ensuring that the contractor’s staff is familiar with the lift electrical system and maintaining a close co-ordination with the lift maintenance contractor.
2. ***Water purification systems and water coolers***: Attending to day to day problems related to water plumbing in the water purifiers and water coolers and maintaining a close co-ordination with the maintenance contractor for AMC of these systems.
3. ***Fire hydrant system:*** Maintain the fire hydrant system in a working condition and assist during testing of fire hydrants.

**NOTE:** For carrying out these functions, the contractor shall deploy ONE Supervisor, and TWENTY Five technical staff, not below the age of 18 years, and all experienced, at ICGEB on 24x7 basis. The supervisor and technical staff should be experienced and qualified. In the event of finding that the services as detailed in this contract are not being provided in the right spirit, penalty up to 20% of the total amount of the monthly bill will be imposed for the concerned month. Non-performers would be removed and replaced by competent workers within three working days by the contractor.

In the event of personnel being absent or on long leave (10 days or more), the contractor shall ensure suitable alternate arrangement to make up for such absence. To avoid dislocation of work due to absence of personnel, the contractor shall make provision for leave reserve. However, deduction at double the agreed rates per day per person for each absence shall be made from the monthly bill submitted by the contractor, if substitute is not provided.

If the services are found satisfactory, the contract may be renewed for another one year as agreed upon by both the parties within the frame work of ICGEB rules and regulations applicable at that time. If the contract is renewed beyond one year, it shall be subject to any statutory increase in the minimum wage notified by the Govt. of Delhi from time to time.

The contractor will deploy well trained personnel in the respective fields of work to be performed under the contract on a 24 x 7 basis.

The contractor shall not deploy or shall discontinue deploying any person at the ICGEB premises, if so desired by the ICGEB, at any time without assigning any reason whatsoever.

The full particulars of the personnel including their names and addresses, Voter IDs, PAN, Aadhaar etc., deployed by him shall be furnished to the ICGEB. Police Verification report of the personnel employed by the contractor will also be submitted by the contractor to this office.

The personnel deployed shall be healthy and active. Nobody shall have any communicable  
 diseases.

The personnel deployed shall be smartly dressed in proper uniform and always with Identity Card. The agency shall provide fully trained and disciplined personnel.

The staff who may be engaged by the contractor from time to time must carry the photo identity card, which shall have to be issued to him for the said purpose. The identity card should give details regarding their full name, age, identity marks, signatures of the bearer and also of the issuing authority and seal.

The contractor shall bear all expenses regarding uniforms, preparation of their identity card, compensations, wages and allowances, PF, ESI, Bonus and Gratuity as applicable relating to personnel engaged by him and abide by the provisions of various labour legislations including weekly off and working hours. The Contractor shall pay the wages to the personnel on or before the 7th of every succeeding month, irrespective of delay in payment of Bill by the ICGEB for whatever reason. Wages payable shall not be less than the minimum wages payment as declared by the Govt. of Delhi from time to time. The Contractor shall submit workers EPF number and proof of submission of EPF, ESI etc., as applicable every month for the previous month along with the monthly bill with respect to all the employees deployed by him at ICGEB. The manpower agency shall specifically ensure compliance of various Labour Laws/Acts including but not limited to with the following and their re-enactments/amendments/modifications.

1. The payment of wages Act 1936
2. The Employees Provident Fund Act, 1952
3. The Contract Labour (Regulation) Act, 1970
4. The Payment of Bonus Act, 1965
5. The Payment of Gratuity Act, 1972
6. The Employees State Insurance Act, 1948
7. The Employment of Children Act, 1938
8. The Minimum Wages Act, 1948

The personnel will be screened by the contractor after police verification regarding their antecedent, character and conduct; and a copy of the reports shall also be submitted to ICGEB.

Replacement of personnel as required by the ICGEB will be effected promptly by the Contractor; if the contractor wishes to replace any of the personnel, the same shall be done after prior consultation with the ICGEB. The full particulars of the personnel to be deployed by the contractor including the names and address shall be furnished to the ICGEB along with testimonials before they are actually deployed for the job.

In case of any loss that might be caused to the ICGEB due to lapse on the part of the  
 personnel deployed by the manpower agency discharging their responsibilities, the such loss shall be compensated by the Contracting Agency and in this connection, ICGEB shall have the right to deduct appropriate amount from the bill etc. to make good of such loss to ICGEB besides imposition of penalty. In case of any deficiencies/lapses on the part of the personnel deployed by the contractor, ICGEB shall be within its right to terminate the contract forthwith or take any other action without assigning any reason whatsoever.

1. In case of a death or mishap occurred during discharging the duty, the compensation liability will solely rest with the Contractor.
2. That Contractor’s authorized representative (Owner/Director/Partner/Manager) shall personally contact the Component Manager and or the Administrative Officer at ICGEB at least once a month to get a feedback on the services rendered by the contractor *vis-a-vis* corrective action required to make the services more efficient implication.
3. In the event of the contract personnel being on leave/absent (10 days or more), the contractor shall ensure suitable alternative arrangement to make up for such absence. To meet such eventualities, the contractor shall make provision for leave reserve; failure on this account shall attract penalty double the wages payable to the Contractor for such absence.
4. The contractor shall arrange to maintain the daily attendance record of the contract personnel deployed by him showing their arrival and departure time. This attendance record should be submitted every month to ICGEB with an attested photocopy of the attendance record of the personnel to which it pertains. The attendance record shall be produced for verification on demand by the ICGEB at any other point of time.
5. The contractor shall submit to ICGEB an attested photocopy of the attendance record and enclose the same with the monthly bill.
6. The ICGEB shall pay the agreed amount on production of the monthly bill. No other charges of any kind shall be payable. Bills raised by the contractor will be paid to the contractor within 15 days from the date of submitting the same with all relevant documents to the Component Manager of ICGEB. The contractor will maintain a Muster Roll to record the presence on duty of the cleaners and Supervisor. Payment of the bills will be as per the Muster Roll, which should be got countersigned every day by an Officer of the ICGEB.
7. If at any point of time, it comes to the notice of the ICGEB that the contract personnel deployed are different from the list provided (with attested photographs), ICGEB will be well within its right to impose penalty not exceeding five times the wages payable to the contractor for each such personnel identified.
8. The contract personnel deployed by the contractor shall have the required training and experience. In case of non-compliance/non-performance of the services according to the terms of the contract, the ICGEB shall be at liberty to make suitable deductions from the bill without prejudice to its right under other provisions of the contract.
9. The contractor shall be solely liable for all payment/dues of the workers employed and deployed by him with reliable evidence provided to the ICGEB. In the event, ICGEB makes any payment or incurs any liability, the contractor shall indemnify ICGEB completely.
10. In case of any dispute arising out of this agreement, then the Director/Administrative Officer shall nominate any officer of the ICGEB a sole arbitrator to adjudicate upon the issue involved in the dispute and the provisions of the Arbitration Act shall be applicable.
11. In case of any dispute with regard to providing services and interpretation of any clause of the Agreement, Delhi Court will have the jurisdiction to settle and decide all the disputes.
12. Payment of any statutory direct or indirect taxes at the contractor’s end, arising out of transactions due to this contract will be solely the contractor’s responsibility.
13. As and when ICGEB requires additional contract personnel on temporary or emergency basis, the contractor will depute such personnel in accordance with *pro-rata* rates. For the same, a notice of two days will be given by the ICGEB.
14. Any violation of instructions/agreement or suppression of facts will attract cancellation of agreement without any reference.
15. In case ICGEB suspects or finds out that any work is entrusted to any sub-contractor on piecemeal basis or on regular terms, ICGEB reserves the right to terminate the contract without assigning any reasons.
16. Personnel engaged on day-to-day works should not be utilized for carrying out the occasional work for which contractor has to engage extra personnel.
17. The contractor will be held wholly responsible for any action taken by the statutory bodies for violation/non-compilation of any such provision/rule.
18. The contractor should maintain all the records and documents under various labour laws applicable to contract labourers/personnel and also Shops & Establishment Act/Rules applicable to his/her establishment and make them available at the ICGEB at all times. Indicative list of such records is given for example: (a) Register for Workmen, (b) Employment card (to be issued to workers), (c) Muster Roll, (d) Register for wages, (e) wage slip, (f) OT registers etc.
19. The above records have to be produced to the Component Manager of ICGEB on demand.

*Note: The contractor should obtain a License from the Central Labour Commissioner to engage the Contract labour/personnel as per Contract Labour Act within a period of one month from the date of award of contract by the ICGEB.*

1. The wages shall be paid to the workmen without any deductions except those under the payment of Wages Act and Minimum Wages Act.
2. The decision of ICGEB in regard to interpretation of the Terms & Conditions and the Agreement shall be final and binding on the Agency.
3. The Contractor should ensure that his workmen are granted Holidays/Leave with wages as per applicable Act/Rules.
4. ICGEB reserves its rights to withhold bills, if the contractor fails to produce proof for having remitted the ESI/PF dues.
5. If any of the personnel of the contractor indulges in theft or any illegal/irregular activities, misconduct, the contractor will take appropriate action as per law and rules against its erring personnel in consultation with this office and intimate the action taken to this office. If need be, an FIR should be lodged against the erring personnel. Such personnel, who indulge in such type of activities, should not be further employed in this office by the contractor in any case.
6. Termination of the Contract:
7. ICGEB shall be at liberty at its entire discretion to terminate this contract forthwith upon or at any time a breach or default of any of the terms and conditions contained herein or any other circular and/or rules framed subsequently, is committed by him and/or by his Cleaners or Supervisor, employed by it.
8. Insolvency or dissolution of the partnership firm or death or adjudication as insolvent of any partner of the Agency.
9. Liquidation, whether voluntary or otherwise or passing of an effective resolution for winding up, if it is a company or co-operative society.
10. If any attachment is levied and continues to be levied for a period of seven days upon the Agency effects or any individual/ partner for the time being of its firm or any member of its cooperative society.
11. If any partner of its firm or any member of its co-operative society shall be convicted of any criminal offence.
12. If the Agency shall either by itself or by its employee/servants commit or suffer to be committed any act which, in the opinion of the ICGEB, whose decision in that behalf shall be final is prejudicial to the interest or good name of the ICGEB.
13. If the period of this contract lapses and the service is continued, it shall be deemed to be an agreement to continue the service on month to month basis. In such event, either party must give three months notice for termination of the service if they choose to discontinue.
14. Violation of the provisions of Contract Labour (R & A) Act 1970 and other Acts, rules schemes or notifications issued by the Appropriate Govt. from time to time, as applicable.
15. On termination/expiry of the contract, the Agency will immediately remove all its personnel from the premises.
16. An agreement shall be signed with the successful bidder as per specimen enclosed.
17. Whenever there is a duplication of clause either in the terms and conditions or in the agreement, the clause which is beneficial to the ICGEB will be considered applicable at the time of any dispute/ following any statutory rules.

**Note:**

These terms and conditions are part of the Contract/Agreement as indicated in the Agreement between ICGEB and the Agency and any non-compliance shall be deemed as breach of the Contract/Agreement.