



भारतीय प्रबंध संस्थान, लखनऊ नोएडा परिसर

**INDIAN INSTITUTE OF MANAGEMENT LUCKNOW NOIDA CAMPUS**

Plot no. B-1, Sector -62 Institutional Area, Noida-201307, U.P

Tel: 0120-6678532, 8545 | Fax: 0120-6678506


**CORRIGENDUM-I**

Dated: 15/09/2020

**Subject:- Notice inviting E-Tender for All Operations and Comprehensive Annual Maintenance Contract of 150 TR x 03 Nos. Screw type Water-Chilling Machine air conditioning Plant (Make: TRANE), for vertical expansions of Seminar block at IIM, Lucknow Noida Campus Plot B-1 Sector -62 Noida.**

Reference to above a E-TENDER No. -IIML/AMC/CHILLER/2020/07 dated: 07<sup>th</sup> September 2020 was uploaded on the on <https://eprocure.gov.in>. In meeting queries were, which may be read corrected as under:-

Sr No.	Particulars	Corrected Version may be read as
1.	<b>Query 1:-</b> We/OEM/can submit the experience letter for comprehensive AMC of Trane Chiller with 5 years each from Govt. and Non- Govt. Entity.	<b>NO CHANGE: - As the qualifications are designed as per requirement of scope of work.</b>
2.	<b>Query 2:-</b> Manpower deployment required for the said work.	<b>One Supervisor and One Operator in General Shift basis</b>
3.	<b>Query 3:-</b> Increase in wages as per Central Govt. norms will be paid extra above the quoted value	<b>NO CHANGE :- Already mentioned in General Terms &amp; Conditions at Point No. 13</b>
4	<b>Query 4:-</b> During the handing over SNAG list will be crated and rectification will be done separately on chargeable basis.	<b>If any SNAG list is noticed, shall be got done by the Institute before handing over the chiller plant.</b>
Rest of the terms & conditions of the tender document shall be remains unchanged.		

  
15/9/2020  
Administrative Officer  
Purchase & Stores



भारतीय प्रबंध संस्थान, लखनऊ नोएडा परिसर  
INDIAN INSTITUTE OF MANAGEMENT LUCKNOW NOIDA CAMPUS  
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Contact No. 0120-6678426, 8545

IIML/AMC/CHILLER/2020/07

Date: 07<sup>th</sup> September 2020

To,  
M/S. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**SUBJECT:- Notice inviting E-Tender for All Operations and Comprehensive Annual Maintenance Contract of 150 TR x 03 Nos. Screw type Water-Chilling Machine air conditioning Plant (Make: TRANE), for vertical expansions of Seminar block at IIM, Lucknow Noida Campus Plot B-1 Institutional Area, Sector -62 Noida UP 201307.**

**E-TENDER NOTICE**

Dear Sir,

E-Tenders are invited from reputed agencies/firms for All Operations and Comprehensive Annual Maintenance Contract of (Make: TRANE) 150 TR x 03 Nos. Screw type Water-Chilling Machine air conditioning Plant those who are authorize/capable to supply Genuine Spare Parts or Carrier Stockiest are eligible only to submit their tender to quote best rates on enclosed bill of quantity on behalf of Director, IIM, Lucknow. The general terms & conditions of service contract are also enclosed which has to be duly signed indicating acceptance by the tenderer.

<b>Name of work</b>	All Operation and Comprehensive Annual Maintenance Contract of (Make: TRANE) 150 TR x 03 Nos. Screw type Water-Chilling Machine air conditioning Plant, for vertical expansions of Seminar block at IIM, Lucknow Noida Campus plot B-1 Sector -62, Institutional Area, Noida UP 201307.
<b>Earnest Money Deposit</b>	Rs 75,000/- (Rupees Seventy Five Thousand only)
<b>Period of Contract</b>	04 Years
<b>Date of issue of tender document</b>	<b>Monday 07<sup>th</sup> September 2020</b>
<b>Last Date for submission of tender document</b>	<b>Monday 28<sup>th</sup> September 2020 at 3:00 PM</b>
<b>Pre-Bid Meeting Date &amp; Time and Venue</b>	Tuesday 15 <sup>th</sup> September 2020 at 11:30 AM Meeting Room IIM, Lucknow Noida Campus
<b>Date of opening of Technical Bid</b>	Wednesday, 30 <sup>th</sup> September 2020 at 3:00 PM
<b>Date of opening of Financial Bid</b>	Will be intimated later on
<b>Date of starting of work</b>	As per date of Work Order

For Indian Institute of Management Lucknow

On behalf of the Director of Indian Institute of Management, Lucknow, you are hereby invited to quote your rates for 04 years (1+1+1+1) on enclosed '**Bill of Quantity**' for above subject works as per details given below.

1. The tenderers are advised to submit Original Equipment Manufacturer (OEM) authorization valid certificate indicating date till 31<sup>st</sup> December 2020 so that authorize to do service and maintenance by genuine spare and material in case of chiller plant. If certificate is not submitted by the tenderer their tender will not be accepted & consider.
2. The tender should be accompanied with earnest money deposit (EMD) of Rs. 75,000/- (Rupees Seventy Five Thousand only) shall be deposited in the below mentioned Institute's Account and share the UTR number and date of Transaction in the Technical bid:-

**Payee Name - INDIAN INSTITUTE OF MANAGEMENT LUCKNOW NOIDA CAMPUS**

**Banker Name - AXIS BANK LTD.**

**Account Number- 022010100356060**

**IFSC Code -- UTIB0000022**

3. The offer not supported with required earnest money will be rejected and their technical bid will not be evaluated. E.M.D. of unsuccessful tenderer will be released (without bearing interest) after the award of work to the successful tenderer.
4. Micro and Small Enterprises (MSEs) as defined in MSE Procurement Policy issued by Department of Micro, Small and Medium Enterprises (MSME) or the firms/ Bidders who are registered with the Central Purchase Organization or the concerned Ministry or Department or Start-ups as recognized by Department of Industrial Policy and Promotion (DIPP) are exempted from depositing EMD. However, the performance security shall be obtained from the successful bidder irrespective of their registration status etc.
5. The terms and condition/scope of work for maintenance given in notice inviting tender are also part of the General Terms & Conditions. If any of these is in the contradictions, most favorable to the Institute will prevail upon.
6. Tenderers are advised to visit the Noida Campus and physically check the volume of work at work place before quoting the rates. No deviation of rates or new conditions of contract will be accepted after award of the work.
7. No support of man power, material, cartage or transport etc. will be provided by the Institute. All these have to be arranged by the contractor at their own cost.
8. Tenderer incorporating additional conditions are liable to be rejected.
9. Tender uploaded without required supported documents as per tender notice shall be rejected. Tender documents submitted beyond the stipulated period shall not be entertained under any circumstances.

10. If the tenderer fails to start the work within 10 days of receipt of letter of acceptance, the work shall be withdrawn and EMD deposit will be forfeited.
11. The Director, Indian Institute of Management, Lucknow reserves the right to reject one or all the tenders without assigning any reason. No claim, whatsoever, shall be entertained on this account.
12. The validity of the tender shall be at least **120 days** from the date of opening of tenders.
13. No advance payment against AMC charges will be made. However, the Annual Maintenance Contract charges can be paid proportionately at six monthly intervals after satisfactorily completion the Annual Maintenance contractual obligations.
14. Variation in quantities: The quantities given in the bill of quantities are subjected to variation to any extent. No claim shall be entertained on this account whatsoever it may be.
15. The Director, IIM Lucknow reserves right to accept or reject any or all tenders received by it without assigning any reason what-so-ever. The Institute also does not bind itself to accept the lowest bid.
16. Payment will be made quarterly after satisfactory completion of service on presentation of bill. No advance payment will be made.
17. Successful tenderer will have to deposit the security deposit equal to 10% of contract value within fifteen days from the issue of Letter of Intent/Work Order. Security deposit may be in the form of demand draft in favor of Indian Institute of Management, Lucknow. The security money will be released to the contractor after satisfactory completion of contract and release to final bill. No interest will be paid on the held money with the Institute either in form of security deposit or EMD or retention money.
18. Initially contract will be awarded for one year. After satisfactory completion of One year, the contract may be extended for further period (1+1+1) on mutual consent of the Institute and the contractor. Total period of contract would be of total four years, however, both the Institute and the contractor shall have the right to end the contract by serving notice in writing to the other party, three months in advance. Also if the contractor is found to be grossly negligent or inadequate in execution of the work, the Institute shall have full right to notify the contractor of the gross defects and to terminate the contract at any time during the contract period without any prior notice.

Thanking you,

For Indian Institute of Management Lucknow

## **1. INTRODUCTION**

The Indian Institute of Management Lucknow is one of the premier management institute in the country established by the Government of India, Ministry of Human Resources Development. IIM Lucknow expanded its area of influence in the realm of management education by becoming the first IIM to set up a satellite campus exclusively for Executive Education at Noida, suburb of New Delhi in the National Capital Region.

We are looking for experienced/reputed agencies/firms for All Operations and Comprehensive Annual Maintenance Contract of (Make: TRANE) 150 TR x 03 Nos. Screw type Water-Chilling Machine air conditioning Plant those who are authorize/capable to supply Genuine Spare Parts or Carrier Stockiest are eligible only to submit their tender to quote best rates on enclosed bill of quantity on behalf of Director, IIM, Lucknow. The general terms & conditions of service contract are also enclosed which has to be duly signed indicating acceptance by the tenderer as under :-

### **ELIGIBILITY CRITERIA**

1. The Firm should have GST registration.
2. The Firm should have **“A” Grade License in relative work.**
3. The Firm should have minimum experience of 10 (Ten) years in the line of Operations and Comprehensive Annual Maintenance Contract of 150 TR x 03 Nos. Screw type Water-Chilling Machine air conditioning Plant as on 31<sup>st</sup> March 2020. Out of Ten years' experience the firm should have at least 05 years' experience in Govt. Organization/Semi Govt./State Govt. IITs, IIMs, State/Central University in providing such service. Experience of successfully carried out similar kind of Central Air Conditioning Annual Operation and Maintenance works within the last ten years shall be of Minimum value as under:-

At least One Operations and Comprehensive Annual Maintenance Contract of minimum value of Rupees 50 lakhs/per year

**OR**

At least Two Operations and Comprehensive Annual Maintenance Contract of Rupees 35 lakhs each /per year

**OR**

At least Three Operations and Comprehensive Annual Maintenance Contract of minimum value Rupees 25 lakhs each/per year.

4. The Firm should have Original Equipment Manufacturer (OEM) (**Make: TRANE**) authorization valid certificate indicating date till 31<sup>st</sup> December 2020 so that authorize to do service and maintenance by genuine spare and material in case of chiller plant. In case of OEM firm make TRANE authorization certificate is not required.

5. Annual IT Return of last three financial years (2016-17, 2017-18, 2018-19) duly audited by Chartered Accountant should be over Rs. 1 Crore, each year. Vendor will have to submit Audited Balance Sheet in support.

## **SELECTION METHOD**

Only those bidders, who meets the above eligibility criteria and qualify the Technical Bid (Annexure-A (Technical Evaluation Criteria)) in all respects would be considered as Technically qualified bidders. Bidders are advised to fill their rates as per attached Annexure-B. Financial Bids will be opened of only those bidders who are Technically qualified (Annexure-A (Technical Evaluation Criteria)).

**The bidder who is meeting all technical aspects and quoting best quote in all four years (in Totality) in All Operation and Comprehensive Annual Maintenance Contract will be treated as successful bidder to award work.**

**In case two or more firms are quoting same rate, decision will be finally evaluated on the basis for highest average annual turnover last three financial years (2016-17, 2017-18, 2018-19).**

## **SCOPE OF WORK (High side work)**

1. The Chiller plant will be run on General Shift Basis. For Extra Hours payment will be made extra for running the chiller plant (on the basis of prorata rate).
2. Operation and comprehensive maintenance of Make Trane 03 Nos. x150 TR capacity screw type water chilling machines per the requirement and to obtain the desired water flow rate and chilled/hot water temp.
3. Checking/replacement of spares, contactors, ACB,s spares or any other type of electrical spares, checking and cleaning of electrical panels.
3. Checking and cleaning of cooling towers, expansion tank, y-strainers and pot-strainers.
4. Checking / cleaning / replacement of all parts/components found defective.
5. The AC Plant will be operational round the clock on all working day's including Sundays and Holidays or as required at site.
6. The material like k-oil, cotton dhoti etc. and lubricated items like grease, mobile oil, gland dori, mechanical seal etc. for pumps will be provided by the contractor within quoted rates.
7. The jobs including routine check-up of equipment's and attending to its preventive as well as breakdown maintenance.
8. Procurement of refrigerant and spares (imported) of any kind shall be the responsibility of the contractor and no custom duty exemption shall be issued by the IIML.
9. Cleaning of equipment's, plant room, cooling tower area is inclusive in the scope of work with quoted rates.

10. Painting (spray/brush) of all equipment's, pipes installed in the plant room and at cooling tower area complete as required as per the direction of Engineer-in-charge by using ISI mark synthetic enamel paint once in year or as and when directed by engineer in charge.
11. Supervisor should be skilled in operation and maintenance and shall be ITI pass in HVAC/class-II license holder having with vast knowledge of HVAC work and having of minimum five years' experience in relevant area.
12. Since the services are specialized and the contractor will cause deploying the, skilled/duly trained/qualified employees who can maintain comprehensively. In case any un-skilled found the contract shall deem the cancelled.
13. The skilled operation and maintenance staff shall be ITI pass in HVAC/class-II license holder in electrician/wireman trade with vast knowledge of HVAC work and having adequate experience.
14. Records to be maintained
  - I. Maintenance register.
  - II. Logbook.
  - III. Individual Job card of each equipment.
  - IV. Any other registers as directed by engineer in charge.
15. The contractor shall not be allowed to change the specifications of repaired/replaced materials, spares etc. during the course of maintenance without the approval of Engineer in Charge.
- 16. Keeping of records:**

The contractor shall record Two hourly reading of various parameters of the equipment's in the logbook. The following checks and compliance are required to be carried out by the contractor within quoted rates.

## **SCHEDULE OF WORK (High side work)**

### **A. DAILY CHECK:**

- a) Check all the pumps, motors, cooling towers, chillers, and electrical panels are in working conditions, if not so repair them and put into service in the minimum time.
- b) Check the pressure in Refrigerant circuit and water circuit.
- c) Check the oil level in the compressors.
- d) Check the water level in the cooling towers and makeup water tank
- e) Checking of cooling tower strainers.
- f) Check and setting of all the controls.
- g) Cleaning of dust from equipment and plant room.
- h) Check and repair for any abnormal noise in the system. .'

### **B. WEEKLY CHECK:**

- a) Check the water distribution and air distribution system
- b) Clean the cooling tower.
- c) Clean the entire Air filters and strainers.
- d) Leak test of refrigerant and rectification.

e) Checking of all electrical connections.

**C. MONTHLY CHECK:**

- a) Lubrication of all the bearings.
- b) Cleaning of all the electrical contacts.
- c) Check and adjust all the controls.
- d) Check and repair all the pump seal.
- e) Check and tighten the pumps and C.T. fan nut–bolts.
- f) Check all electrical connections/ground connections.

**D. QUARTERLY CHECK:**

- a) Checking of bearing and rectification.
- b) Checking of chilled/condenser water if required.
- c) Tightening of foundation bolts of entire equipment.
- d) De-scaling of condenser/chillers if required.

**E. IN WINTER SEASON:**

- a) Change the compressor oil in sump with filter driers.
- b) Cleaning and lubricating of all motors and pumps.
- c) De-scaling of condenser, water line valves.
- d) Checking of entire electrical panels and fault rectifications.
- e) Checking of chillers and associated controls.
- f) De-scaling of cooling tower fills or replacement as required at site.

**SCOPE OF WORK (LOW SIDE WORK)**

1. The checking/replacement of starters, contactors, controls or any other type of electrical spares.
2. To check and replace/repair the control devices like modulating motor, thermostats solenoid switches etc.
3. The material like kerosene oil, cotton dhoti, grease, Mobil oil, nut-bolts, washer, and vibration pads within the quoted rated.
4. The job includes routine checkup of equipment and attending to its preventive as well as break down maintenance.
5. Checking of bearings, 'V' belts, shaft and blower their rectification/replacement etc.
6. Checking and rectification of electrical panel, and faultfinding.
7. To check and replace/repair the safety devices like fire damper and all safety measures.
8. Cleaning of all supply and return air grills/diffusers laminar flow stations associated with the system and air balancing if required at site.
9. The contractor shall not be allowed to change the specification of repaired/replaced material during the course of maintenance without the approval of engineer in charge.
10. Checking/replacement of water pressure gauges, thermometers and any other control devices if found defective.
11. The rewinding of motors, replacement of bearings, bushes shall be inclusive in the comprehensive maintenance.
12. The replacement of spare parts like contactors, overload relay, switches, cabling, fuses, thimbles, bearings, 'V' belts, shaft, blower, nut -bolts, washers, and any other kind of safety devices, control devices, monitoring devices etc , during the contract period shall have to arranged with in quoted, rates by the firms and material should be genuine as exist at site.



13. After the contract is over, the installation shall be jointly inspected and if any shortcomings or defaults pointed out shall have to be attended by the firm before handing over the installation, otherwise work shall be carried out at the risk and cost of the contractor.
14. The drain line of all AHU's shall be flushed as and when required to avoid the water Seepage/choking and if any repair/modification is required; the firm will attend the same Immediately with in the quoted rates. If any damaged caused due to negligence of the contractor, it will be rectified at the risk and cost of the contractor.
15. **The following records to be maintained by the contractor:**
  - a. Maintenance/service registers.
  - b. Complaint registers.
  - c. Any other register desired by the engineer-in-charge.
  - d. The contractor shall be responsible for the functioning of all the equipment's as per the site requirement.
16. The coil cleaning of AHU, s shall be carried out half yearly with poly treat or c-shine chemical only, or as and when required to maintain the inside temperature with high pressure pump.
17. The cleaning of Grills/Diffusers/Dampers is inclusive in the scope of work.
18. The contractor shall carry out the cleaning of equipment's and AHU room etc. as and when required within the quoted rates.
19. The contractor shall be responsible to maintain the desired inside temperature conditions.
20. All chilled water lines shall be painted with approved color synthetic enamel paint with minimum two or more coats yearly or as and when required as per the site requirement without any extra charges.

## **SCHEDULE OF WORK (LOW SIDE WORK)**

### **Routine work**

#### ***Daily check & compliance:***

- Check the low side equipment's, accessories and required parameters.
- Check the control device, safety device etc.
- Check and repair if any abnormal noise in the system.
- Cleaning of the dust from the equipment and AHU room.

- Recording of inside temperature conditions

#### ***Weekly check & compliance:***

- Cleaning of entire washable air filters, strainer, valves, etc.
- Check the 'V' belt tension, bearings, blowers etc.
- Check the electric control panel, power switches, and accessories.

#### ***Monthly check & compliance:***

- Lubrication of all the bearings.
- Clean and tighten all electrical contacts.
- Check and adjust all safety and control devices.
- Check and clean the all-cooling coils.

#### ***Half yearly check & compliance:***

- Checking of 'V' belts /bearings and rectification.
- Chemical washing of cooling coils if required at site.

- Cleaning and lubrication of all motors.
- Checking of servicing entire electric control panel.
- De-scaling of valves strainers etc. as required.

## HIGH SIDE EQUIPMENT DETAILS

**A) Screw type water chilling machine.**

Capacity: - 150 TR x 03 Nos.

Make: - TRANE with microprocessor control.

**B) Condenser Water pump sets**

Capacity: - 30 HP x 03 Nos.

Make- CROMPTON

**C) Chilled water pumps sets**

**Primary**

Capacity: - 15 HP x 03 Nos.

Make- CROMPTON

**Secondary**

Capacity: - 20 HP x 03 Nos.

Make- CROMPTON

**D) Cooling towers; - 150 TR x 03 Nos.**

Make: - CROMPTON

Capacity: - 10 HP fan motor

**E) Electrical main panel and distribution to all equipment's control console. (Make: - TRANE)**

## DETAILS OF LOW SIDE EQUIPMENTS (SEMINAR BLOCK)

**A). Basement**

S. No.	Make	AHU / FCU / AXIL FLOW FANS	Capacity	Quantity	Area
1.	LLOYD	Floor Mounted	14000 CFM	01	AHU ROOM
2.	LLOYD	Floor Mounted	14000 CFM	01	„
3.	CROMPTON	WALL MOUNTED	42500 CMH	10	OPEN

**B). Ground Floor**

S. No.	Make	AHU / FCU type	Capacity	Quantity	Area
1.	LLOYD	CEILING MOUNTED	4000 CFM	01	MEETING ROOM-1
2.	LLOYD	CEILING MOUNTED	4000 CFM	01	MEETING ROOM-2
3.	LLOYD	CEILING MOUNTED	4000 CFM	01	CENTER LOBY LEFT
4.	LLOYD	CEILING MOUNTED	4000 CFM	01	CENTER LOBY RIGHT
5.	LLOYD	CEILING MOUNTED	4000 CFM	01	LIFT LOBY LEFT
6.	LLOYD	CEILING MOUNTED	4000 CFM	01	LIFT LOBY RIGHT
7.	CROMPTON	WALMOUNTED	42500 CMH	4	SHAFT

**C). First Floor**

S. No.	Make	AHU / FCU type	Capacity	Quantity	Area
1.	LLOYD	CEILING MOUNTED	4000 CFM	01	CENTER LOBY LEFT

2.	LLOYD	CEILING MOUNTED	4000 CFM	01	CENTER LOBY RIGHT
3.	LLOYD	CEILING MOUNTED	4000 CFM	01	LIFT LOBY LEFT
4.	LLOYD	CEILING MOUNTED	4000 CFM	01	LIFT LOBY RIGHT
5.	CROMPTON	WALMOUNTED	42500 CMH	02	SHAFT

**D). Second Floor**

S. No.	Make	AHU / FCU type	Capacity	Quantity	Area
1.	LLOYD	Floor Mounted	14000 CFM	01	AHU ROOM-1 LEFT
2.	LLOYD	Floor Mounted	5500 CFM	01	AHU ROOM-1 LEFT
3	LLOYD	Floor Mounted	14000 CFM	01	AHU ROOM-2 RIGHT
4.	LLOYD	Floor Mounted	5500 CFM	01	AHU ROOM-2 RIGHT
5.	CROMPTON	WALMOUNTED	42500 CMH	02	SHAFT

**GENERAL TERMS & CONDITION**

1. The work shall be carried out as per CPWD specification 2005 (Elect) and HVAC 2004 with up to date correction slip.
2. The plant should be maintained in perfect and running condition to the entire satisfaction of the Engineer-In-Charge.
3. The rates quoted by the contractor should be exclusive of GST.
4. After the contract is over the installation shall be jointly inspected and any short coming or defects pointed out shall be removed by the contractor before handing over the installation in perfect running condition otherwise work shall be carried out at the risk and cost of the contractor.
5. No claim on account of wastage of labor etc. shall be entertained on this or any other account.
6. The contractor will generally act as per the instruction and directions of the Engineer-in-charge however may be accepted the instructions from the concerned department.
7. The contractor shall not be allowed to change the specifications of repaired/replaced components during the course of maintenance without approval of competent authority/ engineer-in charge.
8. The contract shall make good any damages caused to the Institute property during the course of execution of the work will be recover by the contractor.
9. The contractor will get the site cleared after the completion of each day work.
10. Before the commencement of the work, the contractor shall have to sign the inventory of all the equipment's and accessories being acceptable of physical existence and normal working of the same and all the new Components/control/accessories to be provided during the course of maintenance shall be the responsibility of the contractor within the quoted rates.
11. The contractor will be responsible for the safety of his staff during the performance of their duty in the institute, IIM Lucknow Noida Campus.

**12. PENALTY**

- a. The recovery of Rs. 1500/- (One Thousand Five Hundred Only) per mechanic or Operator per shift and Rs.1000/- (One Thousand Only) per Helper per shift shall be recovered from the bill if found absent from the duty.

- b. Supervisor shall be deputed on all working days as per the instruction of the Engineer-in-charge and deployed staff should be conversant with the nature of job. The recovery of Rs 2000/ (Rupees Two Thousand Only)-Per day shall be made if found absent from the duty.
  - c. Any breakdown of minor nature shall have to be attended within 24 hours and major breakdown including repairing /overhauling of compressor, pumps and rewinding of motor within 7 days there after a penalty of Rs. 2000/-(Rupees Two Thousand Only) per day shall be imposed on the contractor for major and Rs. 1000/- (One Thousand Only) per day for minor repairs and recovery will be made from the bill and work shall be carried out at the risk and cost of the contractor.
  - d. Supervisor has to submit the monthly report for the status of the equipment's otherwise penalty will be made Rs. 500/-(Five Thousand Only ) per report on this account.
  - e. Any major breakdown shall be attended within 48 hours like replacement of shaft and blower, rewinding of motors, replacement of main panel switches etc. otherwise penalty of Rs 1000/- (One Thousand only) per/day subject to maximum of Rs.5000/- (Five Thousand Only) Will be deducted from the contractor bill and work shall be carried out at the risk and cost of the contractor.
  - f. Rest of the minor work shall have to attend within 5 hours there after the penalty of Rs.500/- (Five Hundred Only) per/complaint/day shall be deducted from the contractor bill subject to maximum Rs 2500/- (Two Thousand Five Hundred Only ) and work shall be carried out at the risk and cost of the contractor.
13. The contractor will pay the wages to his staff as fixed by Central Govt. of India time to time including ESI and PF.
  14. IIM Lucknow Noida Campus will have the liberty to discontinue the contract any time if the performance is found unsatisfactory in opinion of the Engineer-in-charge.
  15. The contractor will display the Telephone numbers, which shall be contacted in the event of emergency.
  16. In case of any complaint the contractor staff will inform the maintenance staff engineer-in-charge concerned.
  17. Free Electricity and water will be provided by IIM Lucknow Noida Campus.
  18. Comprehensive maintenance will cover the functioning 'of all the equipment to maintaining the required chilled/hot water temperature round the clock and year round, all type of break down and routine service of the AC Plant and accessories as required at site.
  19. All the material shall be arranged by the contractor this cost. No custom duty exemption certificate will be provided for the import of any material as per the scope of work and conditions enclosed.
  20. Replacement of spares/components/controls is to be done with the same make as installed with the prior approval of Engineer-in-charge. No other makes will be accepted.
  21. Nothing extra will be-paid on account of minor changes, if so required at site by the Engineer-in-charge for the smooth running of system.
  22. No Sub -standard work will be accepted in any case and no payment will be made for the substandard work.
  23. The watch and ward of installation and accessories shall be the responsibility of the contractor till these are handed over back to the department.
  24. The Tenderers are advised to visit the site of work to acquaint themselves with the type and detail of work.

The contractor shall submit the following information: -

- I. Name of the Beneficiary
- II. Accounts No. Of the Beneficiary
- III. IFCS code of the Bank/Branch
- IV. The work shall be carried shall be carried out as per CPWD HVAC/Electrical specification

### **Handing Over of Plant**

25. The plant (**Water-Chilling Machine air conditioning Plant**) shall be handed over to the contractor immediately on award of work order and submission of initial security deposit by contractor. The contractor must take over the plant (along with any stores items or spares existing in the Plant) from the owner in running condition within 15 (fifteen) days failing which the Contract is liable to be terminated. Within 15 days of taking charge of the plant the Contractor shall intimate the owner of any defects in the plant noted by him.
26. Incase two or more firms are quoting same basic rate will be finally evaluated on the basis for highest annual turnover, feedback by clients and presentation.
27. Successful bidder will be required to enter into an agreement with the IIMLNC on a Stamp Paper of Rs 100/- (Rupees One Hundred only). The Letter of Award of the Contract, Terms & Condition contained in this Tender Document and the indemnity bond shall collectively from part of the agreement.
28. Tender(s) shall be liable to be rejected if the requisite information sought in the Tender Document is not filled up properly and correctly in the manner specified above.
29. The IIML-NC (Institute) reserves the right to accept or reject any or all tenders received by it without assigning any reason what-so-ever. The Institute also does not bind itself to accept the lowest bid.
30. IIML-NC reserves the right to obtain feedback from the previous/present clients of the Tenderer and also depute its team(s) to inspect the site(s) at present contract(s) for on-the-spot firsthand information regarding the services provided by the Tenderer. Decision of IIML-NC with regard to award of the contract will depend upon the feedback received by it from the previous/and present clients and also from its team(s) deputed for the purpose. The decision of the Institute in this regard will be final and binding on all bidders.

I/We hereby declare that I/We have visited the IIML NC site and fully acquainted myself /ourselves with the local situation regarding materials, labor and other factors pertaining to the work before submitting this tender. I hereby agree to abide by all the terms & conditions of this tender document.

Date:

Signature of the Contractor (or) His authorized signatory  
with the seal



भारतीय प्रबंध संस्थान, लखनऊ नोएडा परिसर  
INDIAN INSTITUTE OF MANAGEMENT LUCKNOW NOIDA CAMPUS  
B-1, Institutional Area, Sector 62, NOIDA – 201 307 (UP)  
Website: [www.iiml.ac.in](http://www.iiml.ac.in); E-mail:- [purchase\\_iimlnc@iiml.ac.in](mailto:purchase_iimlnc@iiml.ac.in)  
Contact No. 0120-6678426, 8545

ANNEXURE – A

**TECHNICAL BID**

**Pre-qualifications for tenderers for technical evaluation**

S. No.	Particulars	Submitted on Page No. of tender document	Please indicate requisite information
1.	Name of the firm/agency		
2	GST registration of the Firm/Agency		
3.	Address of the firm/agency with address proof.		
4.	Contact No of the person		
5.	E-mail Address		
6.	Earnest money deposit by Demand Draft of Rs.75,000/-(Rupees Seventy Five Thousand only)		
7.	PAN No.		
8.	List of Clients		
9.	Annual IT Return of last three financial years (2016-17, 2017-18, 2018-19) (upload a certified copy).		
10.	“A” Grade License No. of the Firm/Agency in relative work (upload a certified copy)		
11.	Original Equipment Manufacturer (OEM) (Make: TRANE) authorization certificate No. (upload a certified copy). Validity till 31 <sup>st</sup> December 2020		
12.	Does the Firm should have minimum		

	experience 10 (Ten) year in the line of Operations and Comprehensive Annual Maintenance Contract of 150 TR x 03 Nos as on 31 <sup>st</sup> March 2020. Screw type Water-Chilling Machine air conditioning Plant. Out of Ten year the firm should have at least 05 years' experience in Govt. Organization /Semi Govt./State Govt. IITs, IIMs, State/Central University in providing such service.		
13	Total experience of Operations and Comprehensive Annual Maintenance Contract of minimum value of Rupees 50 lakhs/per year.		
14	Total experience of Operations and Comprehensive Annual Maintenance Contract of minimum value of Rupees 35 lakhs/per year		
15	Total experience of Operations and Comprehensive Annual Maintenance Contract of minimum value of Rupees 25 lakhs/per year .		

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Contact No. 0120-6678426, 8545

**ANNEXURE – B**

**FINANCIAL BID**

**Name of work:- All Operation and Comprehensive Annual Maintenance Contract of (Make: TRANE), 150 TR x 03 Nos. Screw type Water-Chilling Machine air conditioning Plant, for vertical expansions of Seminar block at IIM, Lucknow Noida Campus Plot B-1, Institutional Area, Sector -62 Noida UP 201307.**

Sr. No.	Description of work	Schedule	Amount	Annual Amount (without GST)
1	<b>Full time round the clock and year round Operation</b> of 150 TR X 03 Nos. screw type water chilling units along with associated cooling towers, chilled water pumps, condenser water pumps, Hot water Generators, hot water pumps, piping, valves, Electrical panels, and Low side equipment's like Air Handling Units, CSUs, FCUs, Ventilation System, Exhaust system etc. including keeping log books, records and ensuring that required flow rates and temperature of chilled water and inside temperature.	Per Month		
	<b>FIRST YEAR</b>			
2	<b>All in Comprehensive Maintenance of High side</b> equipment's like 150 TR X 0 3 Nos. screw type water chilling units along with associated chilled water primary and secondary pumps, condenser water pumps, cooling towers, Hot water Generators, hot	Per Month		



	water pumps, piping, valves, Electrical panels, capacitor panels. This will be inclusive of required spares / materials / consumable including routine servicing/ maintenance and break down repairs as and when required, ensuring guaranteed performance that minimum 80% of the actual installed capacity of the plant remain fully functional all the time as per the scope of work and conditions enclosed			
	<b>FIRST YEAR</b>			
3	<b>All in Comprehensive Maintenance of Low Side</b> equipment's like Air Handling units complete with associated controls, Fan coil units, Ventilation system, Air Washer units, piping, valves, Electrical distribution and control panels. This will be inclusive of required spares / materials / consumable including routine servicing /maintenance and break down repairs as and when required, ensuring guaranteed performance that minimum 80% of the actual installed capacity of the plant remain fully functional all the time as per the scope of work and conditions enclosed.	Per Month		
	<b>TOTAL AMOUNT</b>			

<b>Sr No. 1</b>	<b>Sr No. 2</b>	<b>Sr No. 3</b>	<b>Sr No. 4</b>	<b>Sr No. 5.</b>
<b>First Year Amount (All Operation and Comprehensive Annual Maintenance Contract) (in Rupees)</b>	<b>Second Year Amount (All Operation and Comprehensive Annual Maintenance Contract) (in Rupees)</b>	<b>Third Year Amount (All Operation and Comprehensive Annual Maintenance Contract) (in Rupees)</b>	<b>Fourth Year Amount (All Operation and Comprehensive Annual Maintenance Contract) (in Rupees)</b>	<b>Total Amount (complete of Sr No. 1+2+3+4) (in Rupees) (without GST)</b>
<b>Total Amount (complete of Sr No. 1+2+3+4) (in words)</b>				

<b>Sr No.</b>	<b>EXTRA HOURS RATE (in Rs)</b>	<b>Amount in words</b>

- **GST EXTRA as applicable.**

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Date:

Signature of the Contractor (or) His authorized signatory  
with the seal