
**BID DOCUMENT
FOR
ANNUAL COMPREHENSIVE
MAINTENANCE OF
INTEGRATED BUILDING
MANAGEMENT SYSTEM (IBMS)
IN CHB OFFICE BUILDING
BLOCK 'B', CHANDIGARH
(FOR THE YEAR 2025-2026)**

●—————●

Date of release / publishing of tender : / /2025

Last Date of Submission of document (online): / /2025

Website: <http://etenders.chd.nic.in/nicgep>

Tel: 0172-2511125

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PART-I



CHANDIGARH HOUSING BOARD

TENDER NOTICE

Notice Inviting e-Tenders

Executive Engineer- V (Elect) on behalf of the Chairman, Chandigarh Housing Board invites online Percentage Rate Tenders for the work 'ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)' through e-Procurement process from eligible, reputed agencies having sufficient experience of Providing Comprehensive Operation & Maintenance Services of atleast three Integrated Building Management Systems (IBMS) out of the services i.e. CCTV, LAN, EPABX, Audio, Video, BMS, Lighting Automation, SPV, LED Signage in high-rise buildings/ multistoried modern buildings owned by Govt./ PSUs/PSU Banks/Financial Institutions or MNCs/Corporate etc. of repute.

Estimated Cost: - Rs.26,66,477/- Earnest Money: - Rs.53,500/- Period of Completion:- 365 Days, Pre-Bid Meeting held on __/__/2025, Last date of submission of bid online is __/__/2025, Date of opening bid online is __/__/2025.

For detail Milestone dates of Electronic Tendering are given at the website <http://etenders.chd.nic.in/nicgep>, Tel: 0172-2511125



Detail Regarding Tendering Process

Name of work	ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)	
Estimated cost	Rs.26,66,477/-	
Period of Contact	365 days	
Name of the Employer	Chandigarh Housing Board	
Address of the Employer	8 Jan Marg, Sector 9 D Chandigarh	
Mode	E-Tendering	
Website	https://etenders.chd.nic.in/nicgep/app	
Integrity Pact duly filled, signed & stamped	The bidder must upload the copy of Integrity Pact duly filled, signed & stamped in the presence of witness along with other bid documents on the web site.	
Milestone Dates		
Downloading of e-tender document	Start date:	
	End date:	
Clarification regarding plans specifications schedule of quantities & set of terms	Start date:	
	End date:	
Pre-Bid Meeting	At CHB Board Room in Block-'B', CHB Office Building Complex at 8 Jan Marg, Sector 9, Chandigarh. Date & Time : __/__/2025 at	
Date of submission of e-tender	Start date:	
	End date:	
Opening of technical bid (Online)	Date & Time : __/__/2025 at	
Opening of price bid (Online)	To be intimated to all eligible Bidders separately	
Bid validity period	Seventy Five (75) days from the last day of receipt of Technical Bid.	
Earnest Money Deposit	The EMD required for placing the e-bid shall be Rs.53,500/- to be submitted on line through	



	<p>e-tendering portal i.e. https://etenders.chd.nic.in.</p> <p>Bidder can submit their bid only after depositing EMD online.</p> <p>The payment may be deposited by bank-to-bank transfer using SBI MOPS or RTGS/NEFT transfer through https://etenders.chd.nic.in portal</p> <p>The amount of EMD is refundable.</p> <p>The EMD shall be refunded online to the bidder account in case of all unsuccessful e-bids, provided it is not forfeited.</p> <p>The bidder must upload the copy of UTR No/ Transaction slip on the web site.</p>
Performance Security	<p>The contractor, whose bid is accepted, will be required to furnish performance guarantee at specified percentage of the tendered amount as mentioned in Schedule E and within the period specified in Schedule F. This guarantee shall be in form of Insurance Surety, Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of the Commercial Banks in accordance with the prescribed form. In case the contractor fails to deposit the said performance guarantee within the period specified in Schedule 'F', including the extended period if any, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor.</p>



LIST OF DOCUMENT TO BE UPLOADED BY THE BIDDERS

1.	Fee
	i) EMD
2.	Post Qualification /Technical
	i. Check List
	ii. Form 'A' Letter of Transmittal as per attached Performa in Section-II.
	iii. Form 'B' Similar works during the last seven years .
	iv. Form 'C' Performance Report of works given in Form 'B'.
	v. Form 'D' --Particulars of Firm/ Agency/ Company/ Individual
	vi. Affidavit as per Annexure-I regarding no criminal proceedings and confirmation that eligible similar works have not been got executed on back to back basis
	vii. Certified copy of the power of attorney by the applicant in case of Non Consortium member as per Annexure-II
	viii. Certificate of Registration under GST and acknowledgement of up to date filed return
	ix. Copy of PAN
	x. Certificate of registration with EPFO, ESIC
	xi. Any other document as specified in the bid document.
3.	Finance
	Financial Bid

NOTE: - Hard copies of the documents listed above except Financial Bid shall be submitted by the lowest bidder to the Executive Engineer-V (Elect.) CHB.



'CHECK LIST TO ACCOMPANY THE 'ELIGIBILITY DOCUMENTS'

S. No.	Description	Remarks
1.	Whether the Earnest Money has been deposited as per tender notice?	Yes / No
2.	Whether definite proof from appropriate authority of having satisfactorily completed similar works has been uploaded?	Yes / No
3.	Whether the Form 'A' Letter of Transmittal as per attached Performa in Section-II has been uploaded?	Yes / No
4.	Whether the Form 'B' – Details of similar works completed during last 7 years has been uploaded?	Yes / No
5.	Whether the Form 'C' – Performance Report of works referred to in Form-B has been uploaded?	Yes / No
6.	Whether the Form 'D'--Particulars of Firm/ Agency/ Company/ Individual has been uploaded?	Yes / No
7.	Whether the Affidavit as per Annexure-I have been uploaded?	Yes / No
8.	Whether the Power of Attorney as per Annexure-II has been uploaded?	Yes / No
9.	Whether any additional condition in tender has been quoted?	Yes / No
10.	Whether the Scanned copies of self attested documents related to E.M.D & other eligibility document has been uploaded along with the Bid?	Yes / No
11.	Whether all the statements, documents, certificates, uploaded owning responsibility for their correctness/ authenticity have been signed?	Yes / No
12.	Whether the Copy of Certificate of Registration under GST or Undertaking as per Notice Inviting Tender has been uploaded?	Yes/ No
13.	Whether the Copy of PAN has been uploaded?	Yes / No
14.	Whether the Certificate of registration with EPFO and ESIC labour license has been uploaded?	Yes / No

DECLARATION

I. I/We _____ have carefully gone through all the conditions mentioned in the Bid Document and solemnly declare and affirm that I/we will abide by any penal action of CHB for disqualification or of black listing or determination of contract or any other action as deemed fit, taken by, the Department against me/us, in the event of any of the contents of our this application, the statements, documents, and certificates produced by me/us have been found/declared to be false/fabricated without any liability on CHB.

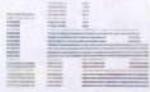


2. I/We hereby further declare that the Tender has been completed and submitted by us in the manner prescribed in the document and consider myself/ourselves eligible and in possession of all the documents required.

3 I/We hereby also declare that, I/We have not been blacklisted/ debarred/ Suspended/ demoted by any department of Chandigarh Administration or in of any state/Union Territory of the Republic of India for any reasons what so ever.

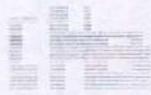
Date

Signature of the Bidder (s)
(Full name in capitals)
Designation

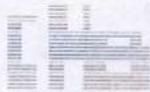


**CHANDIGARH HOUSING BOARD
NOTICE INVITING TENDER.**

1.	Executive Engineer- V (Elect) on behalf of the Chairman, Chandigarh Housing Board invites online Percentage Rate Tenders for the following work through e-Procurement process from eligible, reputed agencies having sufficient experience of Providing Comprehensive Operation & Maintenance Services of atleast three Integrated Building Management Systems (IBMS) out of the services i.e. CCTV, LAN, EPABX, Audio, Video, BMS, Lighting Automation, SPV, LED Signage in high-rise buildings/ multistoried modern buildings owned by Govt./ PSUs/PSU Banks/Financial Institutions or MNCs/Corporate etc. of repute as per detailed scope of work :-				
Name of work and location.	Estimated cost put to Bid	Earnest Money	Period of completion	Last date & time of online submission of Bid EMD & other documents as specified in the NIT	Date & Time for opening of Technical Bid.
ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)	Rs.26,66,477/-	Rs.53,500/-	365 Days	____ / ____ /2025	____ / ____ /2025
*Website for detail of Milestones dates of Electronic Tendering please refer http://etenders.chd.nic.in/nicegp					
Initial criteria for Eligibility for tender.					
1.2	Applicants who fulfill the following requirements shall only be eligible to apply.				
a)	The bidder should be company in India, Proprietor, Partnership or LLP firms registered under relevant Indian Law.				
b)	The bidder should have experience of Providing Comprehensive Operation & Maintenance Services of atleast three Integrated Building Management Systems (IBMS) out of the services i.e. CCTV, LAN, EPABX, Audio, Video, BMS, Lighting Automation, SPV, LED Signage in high-rise buildings/ multistoried modern buildings owned by Govt./ PSUs/PSU Banks/Financial Institutions or MNCs/Corporate etc. of repute and having full knowledge of operation and maintenance and skills in trouble shooting in the all relevant category of work as per detailed scope of work.				
c)	Bidders must have its office /branch located in either Chandigarh /SAS Nagar (Mohali)/ Panchkula. The bidder must have his own T & P and qualified and experienced work force.				



d)	<p>Should have satisfactorily completed similar nature of works during the last seven years ending last day of the month before the one in which tender is invited.</p> <p>Three similar works each costing not less than Rs.10.67 Lakh or two similar works each of costing not less than Rs.16.00 Lakh or one similar work of costing not less than Rs.21.34 Lakh</p>
	<p>Similar work shall mean, 'Providing Comprehensive Operation & Maintenance Services of atleast three Integrated Building Management Systems (IBMS) out of the services i.e. CCTV, LAN, EPABX, Audio, Video, BMS, Lighting Automation, SPV, LED Signage in high-rise buildings/ multistoried modern buildings owned by Govt./ PSUs/PSU Banks/Financial Institutions or MNCs/Corporate etc. of repute'.</p>
	<p>Components of work executed other than those included in definition of similar work shall be deducted while calculating cost of similar work. Bidder shall submit abstract of cost of work in support of this.</p> <p>The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to the last date of submission of bid.</p>
e)	<p>At the time of submission of bid, contractor uploads Income tax returns and balance sheets duly audited/verified by the Chartered Accountant & Profit/Loss statement during the last three years ending 31st March of the previous year duly signed by the CA. (This condition is applicable for the work costing above one crore)</p>
f)	<p>Firm /Contractors, against whom any criminal proceedings are pending in any court of law relating to any project executed by the firm, shall not be considered for post-qualification.</p> <p>To become eligible, for e- tendering, the tenderer shall have to furnish an affidavit as per Annexure-I.</p>
g)	<p>GST registration Certificate, if already obtained by the bidder.</p> <p>If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with other bid documents.</p> <p>"If work is awarded to me, I/we shall obtain GST registration Certificate as applicable within one month from the date of receipt of award letter or before release of any payment by CHB, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on a/c of the work executed and/or for any action taken by CHB or GST department in this regard".</p>
Note	All the documents shall be duly attested & counter signed by the agencies.
2.	<p>Agreement shall be drawn with the successful Tenderer on the prescribed Format of CPWD Form 7/8, which is available for sale in the market. Tenderer shall quote their rates as per various terms and conditions of the said form, which will form part of the agreement. However the definitions contained therein with regard to CPWD Department and other designated authorities may be read as under:-</p>
As per General Conditions of Contract for Central P.W.D Works	To be read as
CPWD	CHB
President of India	Chairman, CHB
Govt. of India	Chandigarh Housing Board
Director General	Chairman, CHB



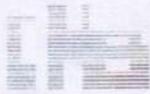
	Additional Director General	Chief Executive Officer, CHB
	Department	Chandigarh Housing Board
3.	In this document the following words and expressions have the meaning hereby assigned to them: EMPLOYER means the Chairman, Chandigarh Housing Board, acting through the Executive Engineer. BIDDER/TENDERER/FIRM/AGENCY/CONTRACTOR/APPLICANT means the individual, proprietary firm, firm in partnership, limited company private or public or corporation or Joint Venture Company. "Year" means "Financial Year" unless stated otherwise. CHB/ Board means "Chandigarh Housing Board"	
4.	The Site for the work is available.	
5.	The time allowed for carrying out the work will be 365 Days from the date of start as defined in Schedule 'F' of Financial Bid in Part-III of this document or from the first day of handing over of the site, whichever is later in accordance with the phasing, if any, indicated in the Tender Document.	
6.	Earnest money amount will have to be deposited as mentioned in Detail Regarding Tendering Process in shape as prescribed.	
7.	Downloading and submission of Tender including Financial Bid will be done by e-Procurement process through the Chandigarh Administration web site: http://etenders.chd.nic.in/nicgcp . The agency shall upload Scanned copy of documents (duly attested and counter signed by agency) related to "Earnest Money Deposit" and "Eligibility Documents". However, certified copy of all the scanned and uploaded documents as specified in e-tender notice shall have to be submitted by the lowest bidder within a week physically in the office of tender opening authority.	
8.	The bid submitted shall become invalid if	
	a)	The bidder is found ineligible.
	b)	The bidder does not upload scanned copies of all the documents stipulated in the bid document.
	c)	If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening authority.
	d)	If a tenderer quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section/ sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
	e)	Before proceeding further with the e- Procurement process, Earnest Money shall be opened first and "Eligibility Document" of those agencies whose Earnest Money found in order shall be opened in the office of EE-V(Elect.), CHB by the committee.
	i)	Pre-Bid Meeting shall be held on the date mentioned in Detail Regarding Tendering Process in the CHB Board Room in Block-'B', CHB Office Building Complex at 8 Jan Marg, Sector 9, Chandigarh.
	ii)	The department reserves the right to reject any or all the prospective applications without assigning any reason and/or to restrict the list of qualified contractors to any number as deemed suitable by it, if too many bids satisfying the laid down criteria have been received.



9.	<p>The contractor, whose tender has been accepted, will be required to furnish 'Performance Guarantee' as mentioned in Detail Regarding Tendering Process. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee.</p> <p>The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board and Programme chart (Time and Progress) within the period specified in Schedule F.</p>
10.	<p>The description of the work is as follows:</p> <p>ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)</p> <p>Copies of other drawings and documents pertaining to the works will be opened for inspection by the Tenderer at the office of the concerned EE of CHB. Tenderer are also advised to carefully inspect and examine the site and its surroundings and satisfy themselves, before submitting their tenders, as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their tender. A tenderer shall be deemed to have full knowledge of the site whether he inspects it or not. CHB will not accept any liability arising later on consequent to any misunderstanding or otherwise on the part of the tenderer. The tenderer shall be responsible for arranging and maintaining, at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for execution of the work unless otherwise specifically provided for in the contract document. Submission of a tender by a tenderer implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. if any are issued to him by the CHB and local conditions and other factors having a bearing on the execution of the work.</p>
11.	<p>The competent authority on behalf of the Chairman, CHB does not bind itself to accept the lowest or any other tender and reserves to itself the authority to reject any or all the tenders received without assigning any reason. All tenders in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the tenderer, the same shall be summarily rejected.</p>
12.	<p>Canvassing whether directly or indirectly, in connection with tenders is strictly prohibited and the tenders submitted by the contractors who resort to canvassing will be liable for rejection.</p>
13.	<p>The competent authority on behalf of the Chairman, Chandigarh Housing Board reserves with himself the right of accepting the whole or any part of the tender and the tenderer shall be bound to perform the same at the rate quoted.</p>
14.	<p>The contractor shall not be permitted to bid for works in the CHB Circle (Division in case of contractors of Horticulture/Nursery category) responsible for award and execution of contracts, in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazetted officer in the CHB. Any breach of this condition by the contractor would render him liable to be debarred in participating tender in CHB</p>
15.	<p>No Engineer of Gazetted rank or other Gazetted officer employed in the Engineering or Administrative duties in an Engineering Department of the Government of India is allowed to work as a contractor for a period of one year after his retirement from</p>



	Government service, without the previous permission of the Chairman, CHB in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found at any time to be such a person who had not obtained the permission of the Chairman, CHB as aforesaid before submission of the tender or engagement in the contractor's service.
16.	<p>The tenders for the work shall remain open for acceptance for a period of Seventy Five (75) days from the last date of receipt of Bids.</p> <p>i) If any bidder withdraws his bid or makes any modifications in the terms & conditions of the tender which is not acceptable to CHB within 7 days after last date of submission of Bids, then the CHB shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the Earnest Money absolutely irrespective of letter of acceptance for the work is issued or not.</p> <p>ii) If any bidder withdraws his bid or makes any modifications in the terms & conditions of the tender which is not acceptable to CHB after expiry of 7 days after last date of submission of Bids, then the CHB shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the Earnest Money absolutely irrespective of letter of acceptance for the work is issued or not.</p> <p>iii) In case of forfeiture of Earnest Money at prescribed in Para-i & ii above, the bidder shall not be allowed to participate in the rebidding process of the same work.</p>
17.	This ' Bid Document ' shall form a part of the contract document. The successful tenderer/Bidder/contractor, on acceptance of his tender by the Accepting Authority, shall, within 15 days from the stipulated date of start of the work, sign the contract consisting of:
a)	The Notice Inviting Tender, all the documents including additional conditions, specifications and drawings, if any, forming part of the tender as up loaded at the time of invitation of tender and the rates quoted on line at the time of submission of the Bid and acceptance thereof together with any correspondence leading there to.
b)	General condition of contract Maintenance Works -2023 for Central PWD works, tender form of CPWD 7/8 as amended from time to time issued up to the last date of receipt of tender or other Standard C.P.W.D. Form as applicable
18.	The intending bidders are required to update their profile in Chandigarh Administration e- tender portal and to upload their bids well in advance of last date of submission of tender. Any issue related to updating profile/uploading tender can be resolved through the concerned Executive Engineer/ Assistant Engineer (Phone no *0172-2511125,0172-2511172 e- mail Id * ee5-chbchd@nic.in * or NIC helpline no. 0120-4711508, 0120-4001002 for technical issue. The e-tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.
19.	In case any discrepancy is noticed between the documents as uploaded at the time of submission of the bid online then the bid submitted shall become invalid and the Government shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said earnest money as aforesaid. Further the tenderer shall not be allowed to participate in the re-tendering process of the work.
20.	The tenderer is liable to be blacklisted as per policy of Chandigarh Administration 2009 and the EMD will be forfeited if he has been found to have misled or has furnished false information in the forms / statements / certificates/online information submitted by him as proof in support of qualification requirements or record of performance such as abandoning of work not properly completed in earlier contracts, inordinate delays in completion of the works etc. etc. Further, if this contract has been awarded, the same



	shall be rescinded including forfeiture of EMD and Performance Guarantee.
21.	While execution of the work, if found that the contractor had produced false/ fake certificates of experience he will be black listed and the contract will be terminated.
22.	All disputes concerning in any way with this work are subject to Chandigarh jurisdiction only.
23.	Before the last date for submission of Tenders, the Tender Inviting Officer may modify any of the Contents of the Tender Notice, Tender documents by issuing amendment / Addendum.
24.	Any addendum/amendments issued by the Tender Inviting Officer shall be part of the Tender Document.
25.	To give prospective Tenderer reasonable time to take an addendum into account in preparing their bids, the Tender Inviting Officer may extend if necessary, the last date for submission of tenders.
26.	The Executive Engineer will evaluate whether each Tenderer is satisfying the eligibility criteria prescribed in the tender document and declares them as a qualified Tenderer and selected for next stage of opening of Price Bid.
27.	If the technical bid of a Bidder is not satisfying any of the eligibility criteria it will be rejected by the Executive Engineer.
28.	If any alteration is made by the Bidder in the Bid documents, the conditions of the contract, the drawings, specifications or statements / formats or quantities the tender will be rejected.
29.	The Executive Engineer will evaluate and compare the price bids of all the qualified Tenderer.
30.	The Bidder is advised to attach any additional information, which he thinks to be necessary in regard to his capabilities. No further information will be entertained after submission of application unless it is called for by the Board. The Board reserves the right to call for additional information & clarification of information submitted by the Tenderer.
31.	The cost incurred by the Bidder in preparing this application, in providing clarifications or attending discussions/ conferences in connection with this document shall be borne by the Tenderer and the Board in no case will be responsible or liable for these costs, regardless of the conduct or outcome of the process.
32.	The CHB reserves the right to accept or reject any Bid and to annul the post-qualification process and reject all Bids at any time, without assigning any reason or incurring any liability to the Bidders.

Executive Engineer V(Elect.)
Chandigarh Housing Board
Chandigarh



PART-II

DOCUMENT RELATED TO ELIGIBILTY CRITERIA AND OTHER RELATED DOCUMENTS





FORMS & ANNEXURE



Form-A

LETTER OF TRANSMITTAL

To

Executive Engineer-V(Elect),
Chandigarh Housing Board,
Chandigarh.

Sub: Submission of Bid for the work ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)

Sir/Madam

Having examined the details given in the bid document for the above work, I/we hereby submit the relevant information.

1. I / we hereby certify that all the statements made and information supplied in the enclosed Forms B to C and accompanying statement are true and correct.
2. I / we have furnished all information and details necessary for post-qualification eligibility and have no further pertinent information to supply.
3. I / We submit the Following certificates in support of our suitability, technical know-how and capability for having successfully completed the following eligible similar works: -

Sr. No.	Name of work/ Project and location	Certificate from
1		
2		
3		

Certificate: -

It is certified that the information given in the enclosed eligibility bids are correct. It is also certified that I/we shall be liable to be debarred, disqualified/ cancellation of enlistment in case of any information furnished by me /us found to be incorrect.

Enclosures:

Seal of bidder

Date of submission

SIGNATURE(S) OF BIDDER(S)



FORM 'C'

PERFORMANCE REPORT OF WORKS REFERRED TO IN FORM "B"

1.	Name of work/Project & Location	
2.	Owner or sponsoring organization	
3.	Agreement No.	
4.	Estimated Cost	
5.	Tendered Cost	
	i.Allotted Amount	
	ii.Actual completed cost	
6.	Date of Start	
7.	Date of completion	
(i)	Stipulated date of completion	
(ii)	Actual date of completion.	
8.	a) Whether case of levy of compensation for delayed has been decided or not.	
	b) If decided, amount of compensation levied for delayed completion if any.	
	c) Litigation/arbitration cases Pending/in progress with details	
9.	Whether the work was done on back to back basis (yes / no)	
10.	Performance Report	
1)	Quality of Work	Outstanding/Very Good/ Good / Poor
2)	Financial soundness	Outstanding/Very Good/ Good / Poor
3)	Technical Proficiency	Outstanding/Very Good/ Good / Poor
4)	Resourcefulness	Outstanding/Very Good/ Good / Poor
5)	General behavior	Outstanding/Very Good/ Good / Poor

Certified that M/s has completed the above work ~~with the structural system technology~~ as per details mentioned above.

Dated:

Executive Engineer or Equivalent



FORM 'D'

PARTICULARS OF FIRM/AGENCY/COMPANY/INDIVIDUAL
(To be submitted on their Letter Head)

Name of Firm/ Agency/ company/ Individual	
Status of Firm	Proprietorship Firm/Partnership firm/ Limited/Others If Others Specify: _____
Name of Proprietor/Partners/Directors of the firm/Agency/company/Individual	
Experience of Proprietor/ Partners/ Directors of the firm/ Agency/ company/ Individual (in completed years)	
Full address of the Registered Office City: District: State: PIN: Phone No:	
Full address of the Local/Branch Office in Tri city of Chandigarh City: District: State: PIN: Phone No:	
Email address	
Mobile No :	
Banker of Firm/Agency/company/ Individual (Full Address)	
Branch Code	



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING
MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH
(FOR THE YEAR 2025-2026)-BID DOCUMENT

Bank Account No.	
IFSC Code	
PAN No.	
GST No.	

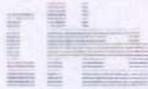
Certified that the above information is true and factual.

Date

Signature
(Full name in capitals)

Designation.....

Seal of Company.....



FORM 'E'

PROFORMA OF REPORT:

PERIODICAL MAINTENANCE CARRIED OUT IN THE MONTH OF _____

Name of work: **ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)**

S. No	Service Activity as per Monthly/quarterly/half/yearly plan	Date on which actual activity carried out	Result of the activity	Remarks

Certified that we have carried out maintenance properly as per schedule of work and as per terms and condition of the agreement and testing/ drills etc. required during the period has been performed.

Signature

(Full name in capitals)

Designation.....

Seal of Company.....



ANNEXURE-I

SPECIMEN PROFORMA FOR THE AFFIDAVIT TO BE SUBMITTED BY THE APPLICANT ALONGWITH OTHER DOCUMENTS.

(On Judicial Stamp paper duly attested by 1st class Magistrate or Notary Public)

I, _____ S/o Sh. _____ authorized representative of _____ with its office at _____ solemnly affirms and declares as under on behalf of the firm: -

1. I/We in the name and style of _____ had applied for the work **ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)**
2. The undersigned hereby certify that there are no criminal proceedings pending/ ongoing in any court of law regarding any construction project executed by me/us.
3. The undersigned hereby certify that all the documents and information submitted with the tender/Bid are 'True' & I/We stands fully responsible as per law for their genuineness and correctness.
4. I/we undertake and confirm that the eligible similar works has/have not been got executed through another contractor on back to back basis. Further that if such a violation comes to the notice of the department then I/we shall be debarred for tendering in CHB in future forever. Also if, such a violation comes to the notice of the department before the date of start of work then the CHB shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee deposited.

Place: _____
Dated: _____

Authorized Signatory of
firm/Deponent

VERIFICATION:

I the above named signatory/deponent do hereby solemnly affirm & declare that the contents of this affidavit are true to the best of my knowledge & nothing has been concealed therein.

Place: _____
Dated: _____

Authorized Signatory of
firm/Deponent



ANNEXURE-II

FORMAT FOR POWER OF ATTORNEY- by all individual Applicants

(on judicial Stamp paper duly attested by First Class Magistrate/Notary)

Dated: _____

To whomsoever it may Concern

Know all men by these presents, we _____ (name and registered office address of the Applicant) do hereby constitute, appoint and authorize Mr. _____ (Name of the Person(s)), domiciled at _____ (Address), acting as _____ (Designation and the name of the firm), as Authorized Signatory and whose signature is attested below, as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our request for prequalification work of _____, including signing and submission of all documents and providing information and responses to clarifications/enquiries etc. as may be required by CHB and signing of agreement if awarded the said work.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For _____

(Signature)

(Name, Title and Address)

Accept

(Attested signature of Mr. _____)

(Name, Title and Address of the Attorney) _____

Notes:

To be executed by the Applicant

The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.

Also, wherever required, the executant(s) should submit for verification the extract of the charter documents and documents such as a resolution / power of attorney in favor of the Person executing this Power of Attorney for the delegation of power hereunder on behalf of the executant(s)



ANNEXURE-III

On non-judicial stamp paper of minimum Rs. 100
(Guarantee offered by Bank to CPWD in connection with the execution of contracts)
Form of Bank Guarantee for Earnest Money Deposit /Performance
Guarantee/Security Deposit/Mobilization Advance

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

OR**

- Whereas the Executive Engineer _____ (name of division) CHB, Chandigarh on behalf of the Chairman, CHB (hereinafter called "The Government") has entered into an agreement bearing number with _____ (name and address of the contractor) _____ (hereinafter called "the Contractor") for execution of work _____ (name of work) _____. The Government has further agreed to accept an irrevocable Bank Guarantee for Rs. _____/- (Rupees _____ only) valid up to _____ (date)* _____ as **Performance Guarantee/Security Deposit/Mobilization Advance** from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement.
2. We, _____ (indicate the name of the bank) _____ (herein after referred to as "the Bank"), hereby undertake to pay to the Government an amount not exceeding Rs. _____/- (Rupees _____ only) on demand by the Government within 10 days of the demand.
3. We, _____ (indicate the name of the Bank) _____ do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. _____/- (Rupees _____ only).
4. We, _____ (indicate the name of the Bank) _____, further undertake to pay the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the contractor shall have no claim against us for making such payment.
5. We, _____ (indicate the name of the Bank) _____ further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.



6. We, _____ (indicate the name of the Bank) _____ further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the contractor and notwithstanding any security or other guarantee the Government may have in relation to the Contractor's liabilities.
7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor.
8. We, _____ (indicate the name of the Bank) _____, undertake not to revoke this guarantee except with the consent of the Government in writing.
9. This Bank Guarantee shall be valid up to _____, unless extended on demand by the Government. Notwithstanding anything mentioned above, Our liability against this guarantee is restricted to Rs. _____/- (Rupees _____ only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date _____

Witnesses:

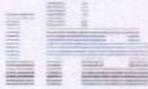
1. Signature _____
Name and address _____

Authorized signatory
Name
Designation
Staff code no.
Bank seal

2. Signature _____
Name and address _____

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

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



ANNEXURE-IV

Integrity Pact

To,

Executive Engineer-V(Elect.),
Chandigarh Housing Board
Chandigarh

Sub:

Submission of Tender for the work **ANNUAL COMPREHENSIVE
MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT
SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B',
CHANDIGARH (FOR THE YEAR 2025-2026)**

Dear Sir,

I/We acknowledge that CHB is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

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

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by CHB. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article 1 of the enclosed Integrity Agreement.

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

Yours faithfully

(Duly authorized signatory of the Bidder)



ANNEXURE-IV

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

INTEGRITY PACT

(Integrity Pact is applicable for all works of estimated cost put to the tender equal to or more than the threshold value given in Schedule-F)

This Integrity Agreement is made at..... on this day of..... 20.....

BETWEEN

Chairman, Chandigarh Housing Board represented by the Engineer-in-Charge (hereinafter referred to as the Principal, which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assignees)

AND

(Name and address of the bidder)

(Hereinafter referred to as the Bidder/Contractor and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assignees)

Preamble

WHEREAS the Principal has floated the tender (NIT No.) (hereinafter referred to as Tender) and intends to award, under laid down organizational procedure, contract for **ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)**

hereinafter referred to as the "Contract".

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

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

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this integrity Pact witnesses as under:

Articles

Article 1: Commitment of the Principal

- 1) The Principal commits itself to take all measures necessary to prevent corruption and to observe the following principles:
 - (a) No employee of the Principal, personally or through any of his/her family members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
 - (b) The Principal will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal will, in particular, before and during the Tender process, provide to a Bidder(s) the same information and we not provide to any Bidder(s) confidential/ additional information through which the Bidder(s) could obtain an advantage in relation to the Tender process or the Contract execution.
 - (c) The Principal shall endeavor to exclude from the Tender process any person, whose conduct in the past has been of biased nature.
- 2) If the Principal obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/ Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal will inform the Chief Vigilance Officer and in



addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

Article 2: Commitment of the Bidder(s)/Contractor(s)

1. It is required that each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the Government / Department all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.
2. The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:
 - (a) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal employees involved in the Tender process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.
 - (b) The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.
 - (c) The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.
 - (d) The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/representatives in India, if any. Similarly Bidder(s)/Contractor(s) of Indian nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participates in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/ parallel tender for the same item.
 - (e) The Bidder(s)/Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
3. The Bidder(s)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
4. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice, willful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the Government interests.
5. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm use coercive practices (which shall include the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/ her reputation or property) to influence their participation in the tendering process.

Article 3: Consequences of Breach



Without prejudice to any rights that may be available to the Principal under law or the contract or its established policies and laid down procedures, the Principal shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal absolute right:

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

Article 4: Previous Transgression

1. The Bidder declares that no previous transgressions occurred in the last 3 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the tender process.
2. If the Bidder makes incorrect statement on this subject, he can be disqualified from the tender process or action can be taken for banning of business dealings/holiday listing of the Bidder/Contractor as deemed fit by the Principal.
3. If the Bidder/Contractor can prove that he has resorted/recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal may, at its own discretion, revoke the exclusion prematurely.

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

1. The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement by any of its Subcontractors/sub-vendors.
2. The Principal will enter into pacts on identical terms as this one with all Bidders and Contractors.

Article 6- Duration of the Pact

This Integrity Pact begins when both the parties have legally signed it. It expires for the Contractor 12 months after the completion of work under the contract or expiry of defect liability period or last payment made under the contract, whichever is later and for all other bidders, 6 months after the Contract has been awarded.

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

Article 7- Other Provisions



1. This Integrity Pact is subject to Indian Law, place of performance and jurisdiction is the Head quarters of the Division of the Principal, who has floated the tender.
2. Changes and supplements as well as termination notice need to be made in writing.
3. If the Contractor is a partnership or a consortium, this Integrity Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Integrity Pact must be signed by a representative duly authorized by board resolution.
4. Should one of several provisions of this Integrity Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intensions.
5. It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Pact, any action taken by the Principal in accordance with this Integrity Pact or interpretation thereof shall not be subject to arbitration.
6. In view of the nature of integrity pact, the Integrity Pact is irrevocable and shall remain valid even if the main tender/contract is terminated till the currency of the integrity pact.

Article 8- Legal and Prior Rights

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contact documents with regard to any of the provisions covered under this Integrity Pact. IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

(For and on behalf of Principal)

(For and on behalf of Bidder/Contractor)

WITNESSES:

1

(Signature, name and address)

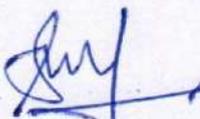
2

(Signature, name and address)

Place:

Dated :

Note: To be signed by the Bidder and the Engineer-in-Charge


Executive Engineer -V
Electrical Division,
C.H.B. Chandigarh


Neeru Kumar
Supt. (E), CHB.



FORMAT OF INDEMNITY BOND.

(To be furnished in Stamp paper as per Stamp Act)

(At presents not less than Rs.80/-Stamp paper)

This deed of indemnity executed by, hereinafter referred to as Indemnifier which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, representative and assignees in favour of Chandigarh Housing Board, hereinafter to as the indemnified which expression shall unless repugnant to the context of meaning thereof, include its successors and assignees witness us to.

Whereas the indemnified herein has awarded to the Indemnifier therein a contract for the **ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)** on terms and conditions set out interalia in contract/Award No. _____ valued at Rs. _____ only)

And whereas the above mentioned contract provides for **ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)** as per terms & conditions of the contract.

The indemnifier hereby irrevocably agrees to indemnify the indemnified that he shall be liable for and shall also indemnify the CHB and its employees against all liabilities, losses, claims, demands, proceeding, damages, costs, charges and expenses and further agrees to defend, indemnify and hold the Board and its employees harmless from any penalty whatsoever in respect of any injury or damage to any property of to personals during the execution of work or by the action of any central or state of local authority for violation by the contractor or sub-contractor engaged on the work in respect of his contractual obligations emanated from the contract already referred to the extent of Rs. _____/-Rupees _____ only)

This indemnity shall be in force up to the date of the item from our end.

Name
Designation

WITNESS:

1.

2.



PART-III

FINANCIAL BID

**Special Conditions and other
related documents for submission
of Financial Bid**





INSTRUCTIONS FOR CONTRACTORS

1. Tender to be witnessed at page No.37-38 of Tender Documents.
2. The tender/ tenders containing conditions contrary to those specified in this document shall be summarily rejected.
3. In Schedule - 'A' appended to the Tender Documents, the %age rate must be filled both in words and figures. Accordingly, the overall quoted amount of the tender should be worked out.
4. The contractor(s) shall quote the rates keeping in mind, 'General condition of contract Maintenance Works 2023' as amended from time to time, special contract conditions and particular specifications enshrined under the Bid Document etc.
5. The contractor(s) shall quote the rates keeping in mind, all taxes, GST etc. etc.
6. It may be noted that in the present contract 10CC is not applicable.



PART- A

CPWD FORM- 7 including Schedule A to F



C.H.B-C.P.W.D - 7

CHANDIGARH HOUSING BOARD

STATE	U.T. Chandigarh	CIRCLE	II
BRANCH	Civil	DIVISION	V(Elect.), CHB
ZONE	Chandigarh	SUB DIVISION	Elect. I

PERCENTAGE/ ITEM RATE TENDER & CONTRACTS FOR WORKS

A Tender for the work **ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)**

i. To be opened in presence of tenderer who may be present at _____ Hours on _____ 2025 in the office of Executive Engineer-V (Elect.), Chandigarh Housing Board, Chandigarh.

Downloaded by _____ (contractor)

TENDER

I/We have read and examined the notice inviting tender, schedule, A, B, C, D, E & F, Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Rate & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for the Chairman, CHB within the time specified in Schedule 'F', viz., schedule of quantities and in accordance in all respects with the specifications, designs, drawings and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause 11 of the Conditions of contract and with such materials as are provided for, by, and in respects in accordance with, such conditions so far as applicable.

We agree to keep the tender open for **Seventy Five (75) days** from the last day of receipt of technical bid and not to make any modifications in its terms and conditions.

A sum of **Rs.53,500/-** is hereby deposited by bank-to-bank transfer using SBI MOPS or RTGS/ NEFT transfer through [https:// etenders.chd.nic.in](https://etenders.chd.nic.in) portal. A copy of UTR No/ Transaction slip is scanned & uploaded. If I/we, fail furnish the prescribed performance guarantee within prescribed period. I/we agree that the said Chairman, CHB or his successors in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said Earnest Money absolutely. Further, if I/we fail to commence work as specified, I/we agree that Chairman, CHB or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said Performance Guarantee absolutely, otherwise the said Performance Guarantee shall be a Guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2, 12.3 and 12.5 of the tender form.

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

I/we undertake and confirm that the eligible similar works has/have not been got executed through another contractor on back to back basis. Further that if such a violation comes to the notice of the department then I/we shall be debarred for tendering in CHB in future forever. Also

EE-V (ELECT.)



if, such a violation comes to the notice of the department before the date of start of work then the Engineer-in-charge shall be free to forfeit the entire amount of Earnest Money/ Performance Guarantee.

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

Dated _____

Witness: _____

Address: _____

Occupation: _____

Signature of the contractor

Postal Address



ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is accepted by me for and on behalf of the Chairman, Chandigarh Housing Board, for a sum of Rs. _____ (Rs. _____)

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

- a)
- b)
- c)

For & on behalf of the Chairman,
Chandigarh Housing Board
Chandigarh.

Signature

Dated

Designation



PROFORMA OF SCHEDULES

SCHEDULE "A"

Schedule of Quantities for Work (Enclosed) which starts at **page 47-61**

SCHEDULE "D"

Extra schedule for specific requirements/documents for the work if any Nil

SCHEDULE "E"

Reference to General condition of contract Maintenance Works 2023 with amendments upto date

i)	Name of Work	ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)
ii)	Estimated cost of Work	Rs.26.66,477/-
iii)	Earnest Money	Rs.53,500/-
iv)	Performance Guarantee	5% of the tendered value
v)	Security Deposit	2.5% of tendered value

SCHEDULE "F"

Reference to General Conditions of Contract General condition of contract Maintenance Works 2023 with latest amendments

GENERAL RULES AND DIRECTIONS

Officers inviting tender :-	Executive Engineer-V(Elect.), Chandigarh Housing Board, Chandigarh.
Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with Clause 12.2 & 12.3	Refer Clause-12.
Definitions	
2(vi) Engineer-in charge	Executive Engineer-V(Elect.), Chandigarh Housing Board, Chandigarh.
2(viii) Accepting Authority	Chandigarh Housing Board, Chandigarh.
2(x) Percentage on cost of materials and labour to cover all overheads and profit	--
2(x)(b) Standard Schedule of Rates	Market rates
2(xi) Department	Chandigarh Housing Board, Chandigarh
9(ii) Standard CPWD Contract form General condition of contract Maintenance Works 2023, CPWD form 7	As modified & corrected up to last date of receipt of tender.



Clause 1	
i) Time allowed for submission of Performance Guarantee. Programme chart (Time and progress) and applicable labour licenses , registration with EPFO, ESIC and BOCW welfare board or proof of applying thereof from the date of issue of letter of acceptance	7 Days
ii) Maximum allowable extension beyond the period provided in 'i.' above Maximum allowable extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above	15 days
Clause 2	
Authority for fixing compensation under clause-2	Superintending Engineer, CHB
Clause 2A	
Applicable clause 2A	No
Clause 5	
Number of days from the date of issue of letter of acceptance for reckoning date of start	15 days
Mile stone(s) as per table given at Page No:62	
Time allowed for execution of work	365 Days (12 Months)
Authority to decide:	
(i) Extension of time	Engineer in Charge
(ii) Rescheduling of mile stones	Superintending Engineer
(iii) Shifting of date of start in case of delay in handing over of site	Superintending Engineer
Clause 5	
Applicable clause 5/ Clause 5A	Clause 5-Applicable
Clause 6 : Computerized Measure Book (CMB) / Electronic Measurement Book (EMB) Mode of measurement : CMB / EMB Note:	Not applicable
Clause 7	
Gross work to be done together with net payment/ adjustment of advances for materials collected, if any, since the last such payment for being eligible to interim payment.	Rs.1.00 Lakh subject to one payment per month. (However bill of lesser amount may be paid as per discretion of EIC)
Clause 7A	
Whether Clause 7A shall be applicable.	Yes, Applicable
Clause 10 A	



List of testing equipments to be provided by the contractor at site lab.	Applicable
Clause 10 B (ii)	
Whether Clause 10 B (ii) shall be Applicable	No
Clause 10 C Component of labour expressed as percent of value of work	Not applicable.
Clause 10 CC	Not applicable.
Clause 11 Specification to be followed for execution of work.	Latest CPWD Specifications with correction slips upto date.
Clause 12 Deviation Limit beyond which clauses 12.2 shall apply for building work	As per clause 12 of GCC Maintenance Works 2023
Clause 16 Competent authority for deciding reduced rates.	Superintending Engineer, CHB
Clause 18 List of mandatory machinery, Tools & Plants to be deployed by the contractor at site	All Electrical Tool & Plants, Safety equipments, ladder, Crimping tool kit and Optical fiber Splicing Machine etc.,
Clause 19 Clause 19 C	Rs.1000/- penalty for each default.
Clause 19 D	Rs.1000/- penalty for each default.
Clause 19 G	Rs.1000/- penalty for each default.
Clause 19 K	Rs.1000/- penalty for each default.
Clause 25 (i) Conciliator	CEO, CHB
(ii) Arbitrator Appointing Authority:	CF, CHB
(iii) Place of Arbitration:	Chandigarh
Clause 32 Requirement of technical representative(s) and recovery rates	Not applicable
Clause 38 Theoretical consumption of Material	Not Applicable



SCOPE OF WORK:

CHB Block-B comprising of 02 basements + 7 Floors. This will be a comprehensive Operation and Maintenance Contract of Building Management Systems and Equipment. Therefore, participating Bidders are strongly advised to read 'Scope of Work' and other conditions carefully and inspect the building/premises thoroughly before submitting their bid.

Unless specifically mentioned, in no case, CHB shall be responsible for payment of additional charges (other than quoted amount) to the Contractor for any work which is part of the 'Scope of Work'.

Participating Bidders should physically inspect the entire systems/equipment for their functionality, software and hardware configuration.

Scope of Work is broadly categorized into the following:

- (I) Annual maintenance of Integrated Building Management Systems and Equipment comprising of CCTV, LAN, EPABX, Audio, Video, BMS, Lighting Automation, SPV, LED Signage etc.
- (II) Deployment of one number highly skilled CCTV cum EPABX Network Technician Gr-I for period of 12 months on monthly wage rate during office hours 9.30AM to 5.30PM. He should be a Diploma holder in trade Electronics and Communication engineering with minimum 3 years' experience. He should be responsible to look after the day to day complaints of EPABX, CCTV, BMS, Boom Barrier, Access Control, UPS, Audio, Video, Lighting Automation, SPV, EV Charging Station etc. including all minor repairs of the network and should be able to handle software troubleshooting issues. Manage the surveillance system and maintain CCTV backup, supply footage as required. (Refer *Technician Grade-I listed at Sl. No. 352 in DC Chandigarh Pay/wage List 2025-2026).
- (III) The agency shall maintain the inventory/buffer stock of essential spare parts required in the day to day maintenance of IBMS services and shall also keep easy access ensure the supply sources of major parts so that the same can be arranged whenever required. The cost of spare parts shall be paid on actual basis.



Details of equipment to be maintained under Annual Comprehensive Maintenance of Integrated Building Management System (IBMS) in CHB Building Block 'B', Chandigarh is as under: -

S. No	Scope of Works	Installed Qty (in Nos.)	Make
1	Video Surveillance System(IP CCTV)		
A	Dome Camera	69	Honeywell
B	Bullet Camera	20	Honeywell
C	PTZ Camera	4	Honeywell
D	NVR	1	Honeywell
E	HDD	20	WD
F	Network Switch	10	Cisco
G	Desktop/Computer	4	Dell
H	Display	4	Samsung
2	Building Management System		
A	BMS Server	1	Dell
B	BMS Software	1	Schneider
C	DDC Controller	104	Schneider
3	EPABX System		
A	Telephone Exchange	1	NEC
B	Digital Telephone	52	NEC
C	Analog Telephone	100	Beetel
4	Audio Visual Systems		
A	Sensor	284	OMICRON
B	Speaker	28	HEINRICH
C	Amplifier	3	HEINRICH
D	Mic	6	HEINRICH
E	Digital Conference System	40	HEINRICH
F	Podium	4	HEINRICH
G	Controller	1	CRESTRON
H	Video Switcher	5	HEINRICH
I	Cable Cubby	15	HEINRICH
J	Video Conference	1	Polycom
5	Lighting Control Automation		
A	DALI Controller	30	ABB
B	8 Button. Keypad	90	ABB
C	Communication module for Keypad.	90	ABB
D	360 degree Daylight sensor	140	ABB
E	Network Gateway	3	ABB
F	BMS Gateway .1000 points.	1	ABB
G	Standalone Motion PIR Sensor.	80	ABB
H	Distribution board	7	HAGER



50 kW on Grid SOLAR POWER SYSTEM			
6			
A	Supply of 300 Wp Poly Crystalline SPV Module	60	CREST or MNRE authorized
B	20 KW Solar Inverter	2	CREST or MNRE authorized
C	10 KW Solar Inverter	1	CREST or MNRE authorized
7	Remote Peon Calling Bell System		
A	Remote peon calling bell system comprising of 01 No. receiver with 06 indicators display unit ,06 Nos. of remote controllers	24	FORBIX SEMICON
8	Access Control System		
A	Biometric Attendance Device fingerprint	6	MORPHIO
9	EV Charging Station		
A	7.2KW/7.4KW AC Charger	4	DELTA
10	CHB LED Signage		
A	LED signage of letters "CHANDIGARH HOUSING BOARD" in brick red color	2	



ABSTRACT OF COST

Name of Work: - ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)

Sr. No.	Description	Amount
Schedule -I	Annual Maintenance Contract of the "Integrated Building Management System (IBMS) installed at Chandigarh Housing Board Office Building, Sector 9, Chandigarh (As per scope of work).	Rs.10,91,526.00
Schedule -II	Deployment of Technician Gr-I (as per scope of work).	Rs.3,66,084.00
Schedule -III	Supply of spare parts (As and when required on actual basis)	Rs.12,08,867.00
	Total	Rs. 26,66,477.00



SCHEDULE OF QUANTITIES FOR WORK: ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)

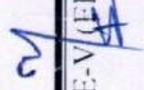
S. No	Description of Item	Qty.	Unit	Rate	Amount
	SCHEDULE-I				
1	Annual Maintenance Contract of the "Integrated Building Management System (IBMS) installed at Chandigarh Housing Board Office Building, Sector 9, Chandigarh. The spare parts if any required shall be paid as per Schedule-III of this estimate. However, no labour charges for replacement/ rectification are payable and are deemed to be included in the scope of work of this item of AMC. The Following jobs are included in the Annual Maintenance Contract:	1	Job	AMC for 12 Months	1091526.00
i)	CCTV Surveillance System				
a)	Breakdown Maintenance				
	i) Response to Faults: Addressing and resolving system failures promptly, including camera malfunctions, DVR issues, or network problems.				
	ii) Troubleshooting: Identifying the root cause of system failures and implementing necessary repairs or replacements.				
	iii) On-Site Servicing: Addressing issues at the customer's site, with the requirement of the contractor to bring necessary tools and equipment, and potentially accessories/ spare parts as specified in the contract.				
	iv) Log Book Maintenance: Maintaining detailed records of all maintenance and service activities, including testing dates and results, as specified in the contract.				
b)	Preventive Maintenance (Monthly)				

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ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	(i) Checking of Cameras: Checking the condition of cameras, cables, DVRs, and other components to identify any potential issues before they escalate.				
	(ii) Cleaning : Cleaning & Removing dust and debris from camera lenses and housings to ensure clear image quality.				
	(iii) Tightening Connections: Ensuring all connections are secure to prevent loose wires and potential malfunctions.				
	(iv) Checking power supplies and backup systems to ensure they are functioning correctly.				
	(v) Software Update: Keeping the system software up-to-date with the latest security patches and features.				
	(vi) Programming: Checking of Programming of all cameras with IP in NVR System for their proper functioning.				
	(vii) Up gradation/Shifting: Shifting, modification, and reconfiguration of IP Cameras on existing Server for proper display and backup. In addition to above the agency shall ensure the following:				
	i) To ensure uninterrupted function of surveillance system.				
	ii) To ensure back end support from the manufacturer M/s Honeywell as and when required without any additional cost.				
	iii) To provide CCTV footage as and when required in the desired format.				


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ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
ii)	Building Management System (BMS)				
a)	Routine Inspections/Breakdown Maintenance				
	i) Fault Diagnosis and Repair: Diagnose and repair any identified faults or malfunctions.				
	ii) Replacement of Parts: Replace any failed components or parts, such as auto-switchover devices or control panels, cost of spare parts shall be as exclusive and paid as per Schedule -III on actual basis.				
	iii) Interlocking System Checks: Check and maintain the inter-locking of various equipment to ensure proper operation.				
	iv) Safety Control Checks: Inspect and verify the functionality of safety controls, including mechanical, electrical, and electronic components.				
	v) Submission of Reports: Submit regular reports on maintenance activities and any issues encountered.				
	vi) Troubleshooting: Extra Technicians shall have to be deployed to diagnose and resolve any issues that arise during system operation.				
b)	Preventive Maintenance (Monthly)				
	i) Routine Inspections: Regular checks of all system components, including sensors, actuators, and controllers, are performed to identify potential issues before they escalate into major failures.				
	ii) Verification of Readings:				

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ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH
(FOR THE YEAR 2025-2026)-BID DOCUMENT

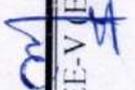
S. No	Description of Item	Qty.	Unit	Rate	Amount
	Sensor readings are verified against expected values to ensure accuracy and identify any malfunctions.				
	iii) Calibration of Controllers:				
	Controllers are calibrated to ensure they are functioning correctly and within the specified parameters.				
	iv) Software Updates:				
	Software updates and patches are required to be applied to ensure the system's security and performance.				
	v) Backup and Restore:				
	Regular backups of the system's configuration and data are to be performed and restore process testing to ensure data can be recovered in case of a system failure.				
	In addition to above the agency shall ensure the following:				
	i) To ensure uninterrupted function of Building Management system (BMS).				
	ii) To ensure back end support from the manufacturer M/s Schneider as and when required without any additional cost.				
	iii) To provide any software module updation during inconsistent updation as and when required in the desired format.				
iii)	EPABX (Electronic Private Automatic Branch Exchange)System				
a)	Breakdown Maintenance:				
	i) Troubleshooting and Repair:				
	Diagnosing and resolving hardware and software issues that occur during normal operation.				

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ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING
MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH
(FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	ii) Fault Resolution: Addressing reported faults and ensuring they are resolved in a timely manner.				
	iii) Spare Parts Management: Maintaining a sufficient inventory of spare parts for quick repairs and replacements as and when required.				
b)	Preventive Maintenance (Monthly) i) Regular Checks and Inspections: This involves periodic checks of the EPABX system, its components, and the associated communication network to identify potential problems before they escalate. ii) Software Updates: Ensuring the EPABX software is up-to-date with the latest patches and security updates. iii) Hardware Maintenance: Cleaning and maintaining hardware components like the EPABX console, telephone sets, and related equipment. iv) To check all the features provided in Digital Sets and in EPABX exchange for proper functioning. In addition to above the agency shall ensure the following: i) To ensure uninterrupted function of EPABX/IPBAX system. ii) To ensure back end support from the manufacturer M/s NEC as and when required without any additional cost. iii) To provide any required patch/license updation as and when required in the desired format.				
iv)	Audio Visual System				


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ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
a)	Breakdown Maintenance				
	i) Response to Faults: Addressing and resolving system failures promptly, including Noise cancellations, Display issues, video glitches, or malfunctioning equipment or network problems.				
	ii) Troubleshooting: Identifying the root cause of system failures and implementing necessary repairs or replacements.				
b)	Preventive Maintenance (Monthly)				
	i) Corrective Maintenance: Addressing issues that arise during system operation, such as troubleshooting problems, repairing equipment and restoring the system to its optimal state.				
	ii) System Integration: Ensuring that different components of the system work together seamlessly, including video conferencing systems, control systems and other peripherals.				
	iii) Equipment Management: Maintaining records of equipment inventory, performance, and maintenance history.				
	(iv) Software Update: Keeping the system software up-to-date with the latest security patches and features.				
	(v) Programming: Checking of Programming of all cameras with IP in NVR System for their proper functioning.				
	(vi) Up gradation/Shifting: Shifting, modification, and reconfiguration speakers, Mics and e-Podium on existing Server				

EE-V (Elect.)



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	for proper display and backup.				
	In addition to above the agency shall ensure the following:				
	i) To ensure uninterrupted function of Audio/Video system.				
	ii) To ensure back end support from the manufacturer M/s Heinrich as and when required without any additional cost.				
	iii) To provide any required patch updation as and when required in the desired format.				
(v)	Lighting Control Automation				
a)	Breakdown Maintenance				
	i) Troubleshooting:				
	Identifying the cause of any malfunctions or issues with the lighting control system.				
	ii) Repair:				
	Fixing or replacing faulty components or systems.				
	iii) Installation:				
	Installing new components or upgrading the system as needed. (as and when required)				
b)	Preventive Maintenance (Monthly)				
	i) Routine Inspections:				
	Regularly checking the functionality of sensors, controllers, and other components of the lighting control system.				
	ii) Cleaning:				
	Keeping sensors and other components free of dust and debris, which can affect their performance.				
	iii) Testing:				

EE-V (Elect.)



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	Performing regular tests to ensure the system is functioning correctly and within specified parameters.				
	iv) Calibration:				
	Adjusting sensors and other components to maintain optimal performance.				
	In addition to above the agency shall ensure the following:				
	i) To ensure uninterrupted function of Automation Lighting Control system.				
	ii) To ensure back end support from the manufacturer M/s ABB as and when required without any additional cost.				
	iii) To provide any required patch updation or reprogramming as and when required in the desired format.				
(vi)	50 KWp On Grid SOLAR POWER SYSTEM				
a)	Breakdown Maintenance				
	i) Repair and restoration of output SPV cells breakdown due to damage or loose connections				
	ii) Non-functioning of inverter and control unit to be addressed at PCB component level.				
	iii) Earthing issue to be addressed promptly.				
	iv) AC and DC metering to be rectified for any malfunctioning.				
	Checking DC cabling, strings and termination in inverter.				
b)	Preventive Maintenance (Monthly)				
	Perform a complete visual inspection of the equipment including subassemblies, wiring harnesses, contacts and major components				
	i) Check appearance/cleanliness of the cabinet, ventilation system and insulated surfaces.				

EE-V (Elect.)



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	ii) Perform temperature checks on all breakers, connections, and associated controls.				
	iii) Check all fuses for open or signs of heating (Inverter & Combiner).				
	iv) Checking of all earthing connections and their earthing resistances.				
	v) Checking of inverter terminations.				
	vi) Check functionality. e.g. automatic disconnection upon loss of grid power supply, at least once a month.				
	vii) Checking the state of DC/AC surge arrestors, cable connections, and circuit breakers.				
	viii) Visual checking of modules and interconnections.				
	ix) Checking of Junction Boxes for terminal connections and any cable damage.				
	x) Measure and record string wise current and voltages.				
	xi) Inspection of cable for Insulation damage.				
	xii) Tightening of termination including replacement of MC4 connectors – if needed.				
	xiii) Checking of AC Distribution board for any loose connections.				
	xiv) Checking of the Relay settings in the I.T Breaker Panels.				
	xv) Checking of module mounting structures, fasteners and screws. Tightening of nut bolts as needed. Fasteners, screws and nut bolts are to be replaced if required.				
	xvi) Cleaning of solar modules with Water Pump.				
	In addition to above the agency shall ensure the following:				
	i) To ensure uninterrupted function of 50 KWp PV Solar installed at Block 'B' of CHB.				
	ii) To ensure back end support from the manufacturers authorized Vendor approved by MNRE and CREST without any additional cost.				

EE-V (Elect.)



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	iii) To provide any required software testing /reprogramming in existing inverters software as and when required in the desired format.				
vii)	Remote peon calling bell system				
a)	Breakdown Maintenance				
	i) On non-working of Peon Bell check power supply of adapter and hardware functionality.				
	ii) Multilayer software checking of Peon Bells on account of failure or malfunctioning.				
	iii) Integrating or disintegration of multiple remotes while resolve the technical issue.				
	iv) Tuning to the frequency and Change in Sound Intensity/Energy to 60 dB (Decibels) of Peon Bell.				
b)	Preventive Maintenance (Monthly)				
	i) Cleaning of all Peons Bells and corresponding Remote.				
	ii) Testing of all Peon Bells regarding and Hardware Hangs up.				
	iii) Configure or Reconfigure one peon bell to six nos. remote for efficient use.				
	iv) Checking IPs configuration adhere to Peons.				
	v) Set the range in terms of distance of Peon Bell to different Remote may also be configured.				
	vi) Any Peon Bell may be configured to any Remote in case of emergency.				
	vii) Testing of Peon Bell Hardware and Software Configuration for uninterrupted functioning of Peon Bells				

EE-V (Elect.)
[Signature]



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING
MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH
(FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	In addition to above the agency shall ensure the following:				
	i) To ensure flawless functioning of Peon Bells installed at Block 'B' of CHB.				
	ii) To ensure back end support from the manufacturer M/s Forbix as and when required without any additional cost.				
	iii) To provide any software testing or software updation /reprogramming in existing Peon Bells as and when required in the desired format.				
viii)	EV Charging, Access Control & LED Signage				
a)	Breakdown Maintenance				
	i) On non-working of the system check power supply of adapter and hardware functionality.				
	ii) Multilayer software checking of on account of failure or malfunctioning.				
	iii) Integrating or disintegration of system with other applications.				
b)	Preventive Maintenance (Monthly)				
	i) Cleaning of all access points, LED signage and Chargers				
	ii) Testing of all equipment regarding and Hardware Hangs up.				
	iii) To ensure flawless functioning of Access control, EV cahrgers and LED signage installed at Block 'B' of CHB.				
	iv) To activate EV chargers payment module as and when required without any extra cost.				
	In addition to above the agency shall ensure the following:				
	i) Painting of LED signage frame once a year.				



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
	ii) To ensure back end support from the original manufacturer M/s Delta, M/s Morpho etc. as and when required without any additional cost.				
	iii) To provide any software testing or software updation /reprogramming in existing Peon Bells as and when required in the desired format.				
	Timing Schedule for Attending Breakdowns				
i)	Emergency visit and Period/Frequency: Emergency within 4 hours after call on any working day (9 :30AM to 5:30PM) for major fault break-down of EPBAX Exchange including Telephone sets both Digital and analogue, solving fiber conflicts, splicing OFC and Frequency: As and when required				
ii)	Day-to-Day troubleshooting during 9:30 AM to 5:30 PM to make system trouble-free (EPABX, CCTV, SPV System & BMS).				
	Sub Total (Schedule-I)				1091526.00
	Schedule-II				
	DEPLOYMENT OF MANPOWER				
1	Deployment of one number highly skilled CCTV cum EPBAX Network Technician Gr-I for period of 12 months on monthly wage rate during office hours 9.30AM to 5.30PM. He should be a Diploma holder in trade Electronics and Communication engineering with minimum 3 years' experience. He should be responsible to look after the day to day complaints of EPABX, CCTV, BMS, Boom Barrier, Access Control, UPS, Audio, Video, Lighting Automation, SPV, EV Charging Station etc. including all minor repairs of the network and should be able to handle software troubleshooting issues. Manage the surveillance system and maintain CCTV backup, supply footage as required. (Refer *Technician Grade-I listed at Sl. No. 352 in DC Chandigarh Pay/wage List 2024-2025)	1	Person	30507	366084.00
	Total				
	Sub Total (Schedule-II)				366084.00
					366084.00

EE-V (F/elect.)



S. No	Description of Item	Qty.	Unit	Rate	Amount
SCHEDULE-III SUPPLY OF SPARE PARTS (AS AND WHEN REQUIRED ON ACTUAL BASIS)					
1	Supply of IP Network TDN Low-Light IR Rugged Dome Camera. 1/3" CMOS or better, Minimum 2M @ 24fps, triple stream, Min. illumination required 0.01 lux @ F1.4 (color). 120dB True WDR Min. Pixels 1920 x 1080	1 No.	Each	12,800.00	12,800.00
2	Supply of IP Network TDN Low-Light IR Bullet/ Box Camera, 1/2.7" CMOS, Minimum 2 MP @ 25fps, triple stream, Min. illumination required 0.01 lux @ F1.4 (color). 120dB True WDR Min. Pixels 1920 x 1080.	1 No.	Each	15,300.00	15,300.00
3	Supply of Surveillance HDDs, Capacity 6TB.	1 No.	Each	17,500.00	17,500.00
4	Supply of Layer 2 .16 Port 10/100/1000 Base T POE+ and 2 no of 2G fiber Port, Manageable Switch with POE budget of 75W with SFP Module	1 No.	Each	27,500.00	27,500.00
5	Supply of 65" LED TV with Full HD resolution LED Full array (Direct LED) Contrast ratio 5000:1	1 No.	Each	79,990.00	79,990.00
6	Supply of Digital Phone 12 key display Backlit keypad Hands-free working Easy to use soft keys / LCD prompts on display model	1 No.	Each	10,900.00	10,900.00
7	Supply of Table Top boundary layer Digital conference delegate microphone	1 No.	Each	37,282.00	37,282.00
8	Supply of Cable manager/Popup Box with HDMI, LAN and Power input	1 No.	Each	17,266.00	17,266.00
9	Supply of HDMI & VGA Wall plate.	1 No.	Each	10,573.00	10,573.00
10	Supply of 10Mtr HDMI Cable.	1 No.	Each	13,911.00	13,911.00
11	Supply of 10Mtr VGA Cable.	1 No.	Each	10,016.00	10,016.00
12	Supply of 5Mtr HDMI Patch Cable.	1 No.	Each	7,234.00	7,234.00
13	Supply of 5Mtr VGA Patch Cable.	1 No.	Each	6,121.00	6,121.00
14	Supply of IP Based Substation/Controller with I/O modules etc., as per I/O summary.	1 No.	Each	1,31,065.00	1,31,065.00



ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
15	TDDC for AHU with Heat Recovery Wheel Supply of LAN Router with aggregate throughput 100 Mbps to 300 Mbps Total on board WAN or Lan 10/100/1000 ports 3 Nos., SFP-based ports-2 Nos, NIM(Network Interface Modules)slots-2nos,memory 4GB,	1 No.	Each	31000.00	31000.00
16	Supply of 4x4:4 MIMO Wireless Access point supporting Dual band with 802.11 ac(5Ghz) and 802.11g/n (2.4Ghz) concurrent operation,4x4:4 MIMO wave 2 from day1,one 10/100/1000 Base-Tx auto-sensing(RJ45) PoE port and system memory-1GB DRAM,256 MB flash.	2 Nos.	Each	1,32,600.00	2,65,200.00
17	Supply of Non- PCB based Information Outlet(I/O) RJ45.	30 Nos.	Each	445.00	13,350.00
18.	Supply of Single Faceplate shall be Duplex port(RJ45)	10 Nos.	Each	356.00	3,560.00
19.	Supply of DALI Controller	1 No.	Each	47,055.00	47,055.00
20	Supply of 8 Button, Keypad having inbuilt proximate sensor, pattern lockable with IP22 protection and Multiple settings on one button.	1 No.	Each	11,999.00	11,999.00
21	Supply of communication module for Keypad.	1 No.	Each	9,495.00	9,495.00
22	Supply of 360 degree Daylight sensor	2 Nos.	Each	10,500.00	21,000.00
23	Supply of Standalone Motion PIR Sensor.	1 No.	Each	3,000.00	3,000.00
24	Supply of 300 Wp Poly Crystalline SPV Module	3 Nos.	Each	11,000.00	33,000.00
25	Supply of Peon Bell with 06 Indicators	2 Nos.	Each	17,500.00	35,000.00
26	Supply and Updation of various operating/ drivers softwares required on actuals time to time for Integrated Building Management Systems				
(i)	CCTV Surveillance System: For 124 cameras, Honeywell's MAXPRO NVR software is suitable, along with the required licenses. MAXPRO NVR software supports Honeywell's HD cameras and integrates with third-party IP cameras and encoders.	1 Job	Per Year	17,000.00	17,000.00
(ii)	EV Charging Stations: Delta Electronics uses the Delta Grid® EVM (EV Charging Management System) software platform for managing E.V charging stations.	1 Job	Per Year	9,500.00	9,500.00

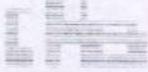


ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026)-BID DOCUMENT

S. No	Description of Item	Qty.	Unit	Rate	Amount
(iii)	Digital EBBAX System Call Server Software Perpetual SV9100 System SW with latest version complete in all respect.	1	Job	71,250.00	71,250.00
(iv)	Building Management System(BMS) Eco Structure TM Building Operation with latest version and complete in all respect.	1	Job	2,40,000.00	2,40,000.00
	Sub Total (Schedule-II)				12,08,867.00
	Total (Schedule-I + Schedule- II + Schedule-III)			RS.	2666477.00


Executive Engineer-(Elect.)
Chandigarh Housing Board
Chandigarh


EE-V (Elect.)

Mile stone Programmer

(In Physical Terms/Financial Terms)

S. No.	Description of Milestone (Physical)	Time allowed in Days (from date of start)	Amount to be withheld in case on Non-achievement of respective milestone.

-Not applicable-

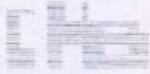
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Part B

**I - GENERAL / SPECIFIC CONDITIONS,
SPECIFICATIONS**

II - FINANCIAL BID FOR QUOTING RATES



General/Specific Conditions for Major and Minor Component of work as applicable.

Note: The order of preference in case of any discrepancy may be read as the following: -

- a. Nomenclature of items as per schedule of quantities.
- b. Particular specification and special condition, if any.
- c. CPWD specifications.
- d. Architectural Drawings.
- e. Indian standard specifications of B.I.S.
- f. Sound Engineering Practice.
- g. GCC.
- h. CPWD Manual.

1.0 GENERAL: -

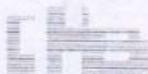
- 1.1 Except for the items, for which Particular Specifications are given or where it is specifically mentioned otherwise in the description of the items in the schedule of quantities, the work shall generally be carried-out in accordance with the "CPWD Specifications (**Refer Para 2 (xiii) of Schedule A-F**) and as per instructions of Engineer-in-Charge. Wherever CPWD Specifications are silent, the latest IS Codes/ Specifications shall be followed and the rates should be all inclusive.
- 1.2 Any reference made to any Indian Standard Specifications, shall imply to the latest version of that standard, including such revisions / amendments as issued by the Bureau of Indian Standards up to last date of receipt of tenders. The Contractor shall keep at his own cost all such publications including relevant Indian Standard applicable to the work at site.
- 1.3 The work shall be executed and measured as per metric dimensions given in the Schedule of Quantities, drawings etc. (FPS units wherever indicated are for guidelines only).
- 1.4 The work should be planned in a systematic manner so that chase cuttings in the walls, ceilings and floors is minimized. The contractor shall ensure proper co-ordination of various disciplines viz. sanitary & water supply, horticulture & electrical etc.
- 1.5 All the hidden items such as water supply lines, drainage pipes, conduits, sewers etc. are to be properly tested before covering.
- 1.6 **Samples including brand/ quality of materials and fittings to be used in the work shall be got approved from the Engineer-in-Charge, well in advance of actual execution and shall be preserved till the completion of the work.**
- 1.7 The contractor, his agents/ representative, workman etc. shall strictly observe orders pertaining to fire precautions prevailing in the area.
- 1.8 Contractor shall take all precautionary measure to avoid any damage to adjoining property. All necessary arrangement shall be made at his own cost.
- 1.9 The contractor shall take all precautions to avoid accidents by exhibiting necessary caution boards ~~day and night~~, speed limit boards, red flags, red lights and providing barriers. He shall be responsible for all damages and accidents caused due to negligence on his part. Contractor shall ensure that no hindrances shall be caused to ~~traffic~~ during the execution of the work.



- 1.10 The contractor shall take instructions from the 'Engineer-in-Charge regarding collection and stacking of materials at any place. ~~No excavated earth or building rubbish shall be stacked on areas where other buildings, roads, compound wall, services etc are to be constructed.~~
- 1.11 The contractor shall provide at his own cost suitable weighing, surveying and leveling and measuring arrangements as may be necessary at site for checking. All such equipments shall be got calibrated in advance from laboratory, approved by the Engineer-in-Charge. Nothing extra shall be payable on this account.
- 1.12 The Architectural drawings other than those indicated in nomenclature of items are only indicative of the nature of the work and materials/fittings involved unless and otherwise specifically mentioned.
- 1.13 The contractor shall conduct his work, so as not to interfere with or hinder the progress or completion of the work being performed by other contractor(s) or by the Engineer-in-Charge and shall as far as possible arrange his work and shall place and dispose off the materials being used or removed so as not to interfere with the operations of other contractor or he shall arrange his work with that of the others in acceptable and coordinated manner and shall perform it in proper sequence to the complete satisfaction of others.
- 1.14 All material shall only be brought at site as per program finalized with the Engineer-in-Charge.
- 1.15 The contractor shall procure the required materials in advance so that there is sufficient time for testing of the materials and approval of the same before use in the work.
- 1.16 The contractor shall be responsible for the watch and ward / guard of the, buildings, safety of all fittings and fixtures including sanitary and water supply fittings and fixtures provided by him against pilferage and breakage during the period of installations and thereafter till the building is physically handed over to the department. No extra payment shall be made on this account.
- 1.17 ~~For construction works which are likely to generate malba / rubbish contractor shall dispose of malba (after segregation in to 5 streams i.e. concrete bricks and mortar, soil, steel, wood & plastic) at waste processing plants presently located AT Industry area Phase-I, Chandigarh or any other designated location, either with their own conveyance or by requesting machinery from MCC. (at Toll free No. 0172-2787200) by paying requisite charges as per C&D waste Management Policy 2022 of Chandigarh Administration.~~
- 1.18 ~~Contractor shall use processed material as well as its by products easted from C&D waste for their works allotted to contractor. However, in case of non availability of processed material at C&D plants, non availability certificate will be obtained by the contractor before resorting to purchase of material from open market.~~
- 1.19 The contractor shall be fully responsible for the safe custody of materials brought by him/ issued to him even though the materials may be under double lock key system.
- 1.20 The rates for all items of work shall unless clearly specified, include the cost of labour, materials and other inputs involved in the execution of the items.



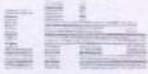
- 1.21 The contractors who are engaged in contract work in UT, Chandigarh are liable for registration under the provision of 'Goods & Services Tax Act 2017' as applicable in UT, Chandigarh. For non compliance they are liable to penal action under the above said Act.
- 1.22 The contractor shall responsible for the implementation of all the provisions under **Rule 4 of Chandigarh Municipal Corporation (Sanitation and Public Health) Bye Laws, 1999** and bear all the fines, penalties and prosecutions in case of failures. CHB reserves the right to recover any damages/penalties imposed from the payments due to the contractor.
- 1.23 ~~Justified amount (X) shall be worked out by the Board at the time of award of work while analyzing the bids received. The allotment amount (excluding escalation) (Y) shall be at a %age $O = (Y-X)/X$ above or below the said justified amount which will be called 'original %age above or below' as the case is.~~
- ~~Revised justified amount (X'), on the same parameters as worked out at the time of award of work, shall be worked out at the time of every bill with the actual quantities. The actual amount of work (excluding escalation) (Y') at the time of every Bill shall be at a %age $A = (Y'-X')/X'$ above or below the said revised justified amount which will be called "actual %age above or below" as the case is.~~
- ~~Suitable reduction will be made in the running/final bill, in case the "actual %age" (A) exceeds the "original %age" (O) so that the "actual %age remains at par or within the "original %age".~~
- 1.24 In case the lowest tendered amount (estimated cost + amount worked on the basis of percentage above/below) of two or more contractors is same, such lowest contractors will be asked to submit sealed revised offer in the form of letter mentioning percentage above/ below on estimated cost of tender including all sub sections/sub heads as the case may be, but the revised percentage quoted above/below on tendered cost or on each sub section/ sub head should not be higher than the percentage quoted at the time of submission of tender. The lowest tender shall be decided on the basis of revised offers.
- In case any of such contractors refuses to submit revised offer, then it shall be treated as withdrawal of his tender before acceptance and 50% of Earnest Money shall be forfeited.
- If the revised tendered amount of two more contractors received in revised offer is again found to be equal, the lowest tender, among such contractors, shall be decided by draw of lots in the presence of SE of the circle, or CE of the zone EE(s) in-charge of major & minor component(s) (also DDH in case Horticulture work is also included in the tender), & the lowest contractors those have quoted equal amount of their tenders.
- In case all the lowest contractors those have quoted same tendered amount, refuse to submit revised offers, then tenders are to be recalled after forfeiting 50% of EMD of each contractor.
- Contractor(s), whose earnest money is forfeited because of non-submission of revised offer, shall not be allowed to participate in the re-tendering process of the work.
- 1.25 The competent authority on behalf of CHB reserves to himself the right of accepting the whole or any part of the tender and the tenderer shall be bound to perform the same at the rate quoted.



- 1.26 The Board reserves its right to bifurcate the work between one or more agencies and further reserves its right to withdraw a part of a work of a particular item at any stage during the execution of work without prejudice to the right of the Board to recover, liquidated damages under various provisions of the contract agreement.
- 1.27 The quantities of various items ~~and the number of houses~~ can be increased or decreased at any stage unless and otherwise specified. No claim on account of such changes will be entertained. ~~However, the payment to the contractor under running/final bills shall be governed by actual quantities of the various items executed at site at the rate prescribed in the DNIT plus or minus quoted percentage by the agency.~~
- 1.28 The contractor shall quote his / their rate as a percentage above or below for all the items shown in the Schedule of approximate quantities. The quantities shown in the Schedule of quantity are given as a guide and are approximate only and are subject to variation according to requirement of maintenance work in CHB. The CHB does not guarantee to execute each item of the Schedule, hence no claim whatsoever will be entertained on quoted percentage above or below the estimated amount put to tender.
- 1.29 The contractor shall be liable for and shall also indemnify the CHB and its employees against all liabilities, losses, claims, demands, proceeding, damages, costs, charges and expenses and further agrees to defend, indemnify and hold the Board and its employees harmless from any penalty whatsoever in respect of any injury or damage to any property of to personals during the execution of work or by the action of any central or state of local authority for violation by the contractor or sub-contractor engaged on the work.
- 1.30 The work during its progress and subsequently at any stage can also be inspected by the Chief Vigilance Officer/Chief Technical Examiner on behalf of the Engineer-in-Charge and agency shall be responsible for compliance of the observation raised by Chief Vigilance Officer/Chief Technical Engineer and including any recoveries proposed thereof.
- 1.31 The work during its progress and subsequently at any stage shall be open for Inspection by Third Party/Quality Assurance Independent Agency appointed by CHB for Technical Examination/Audit on behalf of Engineer-In Charge and agency shall be responsible for compliance of the observation raised by it and including any compliance /recovery proposed thereof. In case of noncompliance in 15 days further payment would be stopped.
- 1.32 **Supply of Water and Electric Power:** Unless otherwise provided elsewhere in the Contract, the Contractor shall be responsible for making arrangements at his own cost for obtaining supply of water and/or electrical power, necessary for the execution of the works and during defect liability period. If the agency arranges temporary water connection from MC, Chandigarh for construction purpose, the recovery of water charges shall be made as per Chandigarh Gazette notification issued on 28 September 2006. If the contractual agency arranges water through water tanker from MC, Chandigarh in case of non-availability of water supply lines at the site by the MC, then he will produce bill/payment receipt of water charges and such no water charges will be deducted provided the agency submit no objection certificate from the MC, Chandigarh in this regard. Further, it is clarified that if, receipts of water charges submitted are less than 1.5%, then the recovery of 1.5% will be made after adjusting the amount of receipt. If the contractual agency uses the water from the public stand post, through private tanker or any of the existing sources, panel rate recovery shall be

made from the running bills/final bill. In the event the CHB is in a position to supply water or electrical power, or both, required for works, such supply shall be given only at one point. The cost of making necessary arrangements to the Engineer's distribution system and laying of necessary pipe line, specials, valves, meters etc. for water supply or the laying of underground/overhead conductor, circuit protection, electric power meters and transmission structures in case of electric power shall be borne by the Contractor. The Contractor shall also bear the running cost of water and power supplied, the rates for which shall be determined and notified by the Competent Authority. Presently the water charges @ 1.5% of the project cost which shall be deducted from bills of the agency instead of 1% as defined in Clause-31A (i) GCC. Any increase in water/power tariff by supplying agencies shall also be borne by the Contractor. The decision of CHB on such cost shall be final and binding. Before the release of security, the contractor will submit no due certificate from Electricity department.

- 1.33 **Unauthorized occupation:** It shall be the responsibility of the contractor to see that the building site under construction is not occupied by anybody unauthorized during construction, or afterwards till it is handed over to the Engineer-in-charge with vacant possession of complete building site. If such building site through completed is occupied illegally, then the Engineer-in-charge shall have the option to refuse to accept the said building/building site in that position. Any delay in acceptance on this account will be treated as the delay in completion of work and for such delay a levy up to ½ % of tendered value of work per week, may be imposed by the Chief Engineer, whose decision shall be final and binding both with regard to the justification and quantum and be binding on the contractor. This decision of Chief Engineer will not be open to any arbitration/ litigation. However, the Chief Engineer, through a notice, may require the contractor to remove the illegal occupation anytime on or before construction and delivery.
- 1.34 In addition to the conditions laid down in the 'General Condition of Contract Document of Chandigarh Housing Board' for release of security deposit, the contractor shall have to make compliance of the following: -
- (i) To submit clearance from the RPFC regarding making compliance of the provisions of the EPF Act or otherwise as specified in the 'Tender Document'
 - (ii) To produce no due certificate from Electricity department.
- 1.35 Deduction on account of Income Tax shall be made at the rate prescribed by law from the gross payment due to the contractor in accordance with section 194 C of Income Tax Act 1961, in force.
- 1.36 ~~For the materials other than mentioned in the list of the approved makes in this Document, preference will be given to the ISI marked materials.~~
- 1.37 ~~The items for which more than one Make/Brand has been specified in the list of 'Approved Makes' in the document and if during execution of the work, for some reason or the other, it is found that only one make remains available in the market, the Chief Engineer, CHB shall be competent to approve other makes of equivalent quality for such items of work. His decision in this regard shall be final & binding on the part of the contractor.~~
- 1.38 The rates should be inclusive of cost of material, machinery, fuel, lubricant & labour complete and shall be firm and nothing extra shall be payable over and above.



- 1.39 Nothing extra shall be paid for any local carriage and re-handling of material irrespective of lead and lift.
- 1.40 The claims in bills regarding wages/ salary, Employees state Insurance, Provident Fund, EDLI etc. should be necessarily accompanied with documentary proof pertaining to the concerned month bill. A requisite portion of the bill/whole of the bill amount shall be held up till such proof is furnished, at the discretion of CHB.
- 1.41 The executing agency shall maintain all statutory registers under the applicable law. The executing agency shall produce the same, on demand, to the concerned authority of Chandigarh housing Board or any other authority under law.
- 1.42 In case, the executing agency fails to comply with any statutory/ taxation liability under appropriate law, and as a result thereof the Chandigarh Housing Board is put to any loss/obligation, monetary or otherwise, the Chandigarh Housing Board will be entitled to get itself reimbursed out of the outstanding bills or the Performance Security Deposit of the agency, to the extent of the loss or obligation in monetary terms.
- 1.43 All T&P required for the labour will have to be arranged by the agency.
- 1.44 Any material left at the site one month after completion of work shall be become the property of the department and no payment shall be made to the contractor for the material.
- 1.45 No payment will be made to the contractor for damage caused by flood, rain, local disturbance, war, epidemic or either natural calamities during execution of work and no such claim on this account will be entertained.
- 1.46 ~~The test certificate from Factory/Test Lab will be supplied by the agency along with each consignment of material for work. The department has every right to collect the sample from the site of manufacturing and same can be got tested from the reputed/Govt. Test Laboratories at any time.~~
- 1.47 ~~The work should be planned in a systematic manner so that chase cuttings in the walls, ceilings and floors is minimized. The contractor shall ensure proper co-ordination of various disciplines viz. sanitary & water supply, horticulture & electrical etc.~~
- 1.48 The Contractor shall demonstrate trouble free functioning of all the ~~Civil, Public Health, Electrical Works~~ and services. The Engineer-in-Charge or his authorized representatives shall carry out final inspection of the various the ~~Civil, Public Health, Electrical Works~~ and services. Any defect(s) noticed during demonstration shall be rectified by the Contractor at his own cost to the entire satisfaction of the Engineer-in-Charge. Nothing extra shall be payable on this account.
- 1.49 ~~Refund of 80% PG or quantum as intimated from time to time, on substantial completion of work will be allowed. However, in case of contracts involving maintenance of building and services/ any other work after construction of same building and services/ other work, then 50% of Performance Guarantee shall be returned to the contractor, without any interest after recording the Provisional Completion certificate.~~
- 1.50 ~~The cost of allied petty works i.e. lying of pipes, conduits, trays, cables, junction boxes required to made the system functional shall be included in the quoted price of the work.~~



- 1.51 Integrity Pact: The contractor shall download the Integrity Pact, which is a part of tender documents, affix his signature in the presence of a witness, and upload the same while submitting online bids for all works of estimated cost put to tender equal or more than the threshold value given in Schedule-F.

2.0 UNLESS OTHERWISE SPECIFIED IN THE SCHEDULE OF QUANTITIES, THE RATES FOR RESPECTIVE ITEMS SHALL BE ALL INCLUSIVE AND APPLY TO THE FOLLOWING: -

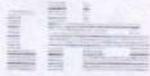
- i. The rates quoted by the applicants in the Financial Bid should be inclusive of GST and all other **taxes/levies and Cess as per Building & other construction Workers Welfare Cess ACT 1996 as extended to Chandigarh vide notification dated 17.09.2009**. Nothing extra on this account shall be paid.
- ii. All lifts & all heights, floors including terrace, leads and depths.
- iii. All labour, material, tools and plants and other inputs involved in the execution of the item.
- iv. Any of the conditions and specifications mentioned in the tender documents.
- v. Performance test of the entire installation(s) before the work is finally accepted.
- vi. All incidental charges for cartage, storage and safe custody of materials brought to site.

3.0 SECRECY

- 3.1 The contractor shall take all steps necessary that all persons employed on any work in connection with the contract have notice that the Indian Official Secrets Act 1923 applies to them & will continue so to apply even after the execution of such works under the contract.
- 3.2 The contract is confidential and must be strictly confirmed to the contractor's own use (except so far as confidential disclosure to sub-contractors or suppliers as necessary) and to the purpose of the contract.
- 3.3 All documents, copies thereof & extracts there from furnished to the contractor shall be returned to the Engineer-in-Charge on the completion of the work/works or the earlier determination of the contract.

4.0 Special Conditions

- 4.1 The rates shall be quoted for the Non comprehensive maintenance of the IBMS system, the payment for all spare parts replaced during repair/maintenance shall be paid on actual basis for which the rates have been allotted.
- 4.2 During the period of AMC, preventive maintenance will be done at least once in month. This includes checking of all machines, hardware, software, keeping the inner parts of the equipment dust free, checking the configuration, checking the supply voltage, ground etc.
- 4.3 New configuration, modification, if any, shall have to be done as per directions of Engineer in charge.
- 4.4 Repair/Replacement of faulty electronic modules, if any, as per spare parts details shall be paid on actual basis.



- 4.5 All the items related to IBMS replaced will be of standard quality of approved makes /models strictly as per specifications.
- 4.6 In case of emergency breakdown, every system will have to be attended and restored within 48 hours from the time of fault intimation. In case of the breakdown period exceeds beyond 4 hours, contractor has to make an alternate temporary arrangement for restoring the essential services as decided by Engineer-In-Charge.
- 4.7 During major breakdown maintenance which has to be attended by manufacturer Engineers, the lodging, boarding and conveyance has to be arranged by vendor without charging extra cost.
- 4.8 During emergency breakdown, contractor will provide services 24 X 7 irrespective of holidays and weekends.
- 4.9 The contractor shall bring its own tools, laptop, interface cables for carrying out maintenance work at site.
- 4.10 No additional material will be issued by the CHB during maintenance. The contractor has to arrange all material required for execution and satisfactory completion of the work at their own cost.
- 4.11 Upgradation of system version/software, if so desired for better functioning of the system, shall be carried out by the contractor without at a cost to be decided by Engineer in charge.
- 4.12 The contractor will have to keep sufficient spare parts to avoid the downtime.
- 4.13 The agency has to keep liaisoning with the manufacturer firms of all LV equipment's and shall arrange their services as and when required.
- 4.14 The agency shall be liable to arrange any spare part as directed by Engineer in charge which may be beyond the schedule of items. The rates for items other than agreement shall be approved by competent authority during and after execution as per CPWD regulations.
- 4.15 The agency shall ensure updating of all software's from time to time as per requirement. The payment for the same shall be made as per schedule. The agency shall depute a qualified Engineer at site till the validity of contract. He shall be responsible for attending all day to day complaints, maintain record pertains to complaints and other activities performed for preventive and breakdown maintenance.

5.0 Payments Terms

- 5.1 The AMC and rates will be valid for one year. No escalation of rates will be allowed during the currency of validity.



- 5.2 The quoted rates shall be inclusive of all labour, material, tools and plants and other inputs involved in the execution of the item and also inclusive of GST & all applicable taxes etc. This cost also includes all incidental charges for materials brought to site.
- 5.3 The agency shall have to raise their Quarterly Bill after completion of the quarter i.e. in the next 1st week of succeeding quarter. The Bill should be submitted along with the details of the maintenance/test work carried out by the agency during the quarter.
- 5.4 The proportionate quarterly payment of work shall be released after deducting the amount of penalty, damage, etc. if any after satisfactory completion of each quarterly service.
- 5.5 No advance payment shall be paid for the services rendered by the agency.
- 5.6 Provision for various spare parts/items taken in schedule of quantities for work (PART-C) are in anticipation of replacement of defective/burnt spare parts and accessories of IBMS system during AMC; however, payment for defective parts will be made on actual basis and only if required.
- 5.7 Further, the labour cost involved in replacement of defective spare parts, if any, is all-inclusive. No labour cost shall be payable extra for replacement of any defective/burnt spare parts and accessories of IBMS system during AMC.
- 5.8 The agency has to ensure payment on local DC approved labour rates to the regular engineer at site by the 7th of every month without failure.
- 5.9 The EPF of the regular staff deployed at site shall be reimbursed on producing the receipt/Challan.
- 5.10 Any hike in the wages by local Govt. shall be applicable to the staff deployed at site, the hike shall be borne by CHB and paid to the agency in running and final bills.

FINANCIAL BID

Part	Description	Amount
1	ANNUAL COMPREHENSIVE MAINTENANCE OF INTEGRATED BUILDING MANAGEMENT SYSTEM (IBMS) IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH (FOR THE YEAR 2025-2026) (DNIT Amount)	Rs.26,66,477/-
<p>I/we will charge % (in figures) i.e. (a)* percent (in words) (b)* (write above or below) on the total Composite cost of Rs.26,66,477/- (Rs. Twenty Six Lakh Sixty Six Thousand Four Hundred Seventy Seven only), The overall amount of the Tender comes out to be Rs. (in figures) (Rs.... (c)* (in word s) with my quoted Rates.</p>		
* Note:		
1.	For filling up the portion marked (a)* above the agency is to quote the percentage in figure and words. Percentage is to be quoted up to three digits after decimal.	
2.	For filling up the portion marked (b)* above, the agency is to quote either above or below	
3.	For filling up the portion marked (c)* above the agency is to quote the amount in figures and words.	
4.	In case of any ambiguity or difference between the quoted percentage and amount, the amount worked out at '(c)' above will be considered as correct and the percentage will be considered accordingly.	
	Dated	Signature of the Bidder (s)

Superintending Engineer-II
Chandigarh Housing Board
Chandigarh

Executive Engineer-V (Elect.)
Chandigarh Housing Board,
Chandigarh

This NIT containing 73 pages as per Index amounting Rs.26,66,477/- (Rs. Twenty Six Lakh Sixty Six Thousand Four Hundred Seventy Seven only) is hereby approved.

Chief Engineer
Chandigarh Housing Board
Chandigarh