CHANDIGARH HOUSING BOARD
A CHANDIGARH ADMINISTRATION UNDERTAKING

8 JAN MARG, SECTOR 9–D
CHANDIGARH

BID DOCUMENT

ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH

CHANDIGARH HOUSING BOARD

TENDER NOTICE

Notice Inviting Bids on GeM Portal

Executive Engineer-V (Elect.) on behalf of the Chairman, Chandigarh Housing Board, Chandigarh invites Bids on GeM portal https:// gem.gov.infrom the reputed/experienced agencieshaving not less than three years' experience in carrying out 'Annual Maintenance Contract (AMC) of Fire Fighting System' in any UT Engineering Department/ Municipal Corporation Chandigarh / CPWD / MES / Punjab PWD / Haryana PWD / Himachal PWD/ other State Government Departments, Boards / Corporations and PSUs and other organizations/ Public/Pvt. Listed Company etc.as per scope of work and Terms & Conditions mentioned in the tender document for the work ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH.

Estimated cost Rs.9,97,960/-; EMD Rs.20000/- Periodof Completion: -365 Days (12 Months), Date & time of Pre Bid meeting is _____AM on __/__/2026 at CHB Board Room in Block-'B', CHB Office Building Complex at 8 Jan Marg, Sector 9, Chandigarh; Last date of submission of bid online is __/__/2026, Date of opening bid online is__/__/2026.

For detail Milestone, dates of Electronic Tendering are given at the website https:// gem.gov.in

Tel: 0172-2511125

(Bid No/ GEM/2026/B/ dated -2026)

Executive Engineer-V(Elect.)
for & on behalf of Chairman
Chandigarh Housing Board,
Chandigarh

Note:-

- The detailed scope of service along with terms and conditions may be downloaded from the website by logging on to GeM portal https:// gem.gov.in.
- The bidders would be required to enroll/register on the GeM Portal. The Bidders shall be solely responsible for checking the website for any addendum/corrigendum issued in this regard and take into consideration of the same while preparing and submitting the bids.
- The bids are to be submitted online through the GeM portal https:// gem.gov.in

EE-V (ELECT.)

Detail Regarding Tendering Process

Name of work	ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH
Estimated annual value of contract with GST	Rs.9,97,960/-
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:// gem.gov.in
Bid validity period	Seventy Five (75) days from the last day of receipt of Technical Bid.
Pre-Bid Conference	At CHB Board Room in Block-'B', CHB Office Building Complex at 8 Jan Marg, Sector 9, Chandigarh. Date & Time : As per GeM
End Date of submission of e-Bid	As per GeM
Opening date of technical bid	As per GeM
Announcement of technically qualified bidders	Technically qualified bidders will be intimated after evaluation through GeM
Date and time for Opening of price bid	As per GeM
All conditional Bids and offers	Rejected/will be treated as non-responsive bids, if any.
Subletting of work	Not allowed
Scoring Method	L-1 bidder
Reverse Auction (RA)	YES
Exemption from EMD to MSE/Startups	Bidder must have to deposit EMD of Rs. 20,000/- No exemption from payment of EMD shall be permitted. EMD shall not be accepted at later stage.
Earnest Money Deposit	Earnest money Deposit of Rs.20000/- shall be deposited by bank-to-bank transfer using SBI MOPS or RTGS/NEFT transfer through GeM portal https:// gem.gov.in. EMD shall be made/issued only from the account of the bidder / tenderer submitting the bid/tender. EMD made/ issued from the account other than that of the bidder/ tenderer submitting the bid, shall not be accepted. Documentary proof of Earnest Money deposited from his/her own account should be uploaded. The amount of Earnest Money Deposit is refundable and adjustable. The Earnest Money Deposit shall be refunded online to the bidder account in case of all unsuccessful e-bids, provided it is not forfeited. The bidder must upload the copy of UTR No/ Transaction slip on the web site.

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Performance Security to be submitted within Fifteen (15) days from date of the issue of notification of award	The agency/contractor, whose bid is accepted, will be required to furnish performance guarantee Five percent of the tendered amount within the period of Fifteen (15) days. 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 should remain valid for a period of 60 days beyond the date of completion of all contractual obligations. The said amount will be returned without any interest to bidder after satisfactory Completion of contract period. In the event of default or not carrying out thecontracted services, as per terms and condition of the tender, the amount of security deposit will be forfeited. A bid will be treated as abnormally low if the quoted bid amount is lesser than 80% of the estimated cost put to tender. Requirement of Additional Performance Guarantee (APG): In case of abnormally low bids as defined above, the bidder Shall be required to submit Additional Performance Guarantee (APG) in addition to the Standard Performance Guarantee (PG). The amount of Additional Performance Guarantee (APG) shall be equivalent to the difference between the of 80% amount of ECPT and quoted amount. (e.g. if ECPT is A and quoted amount is 0.7A then the amount of APG shall be 0.8A-0.7A). The Additional Performance Guarantee (APG) shall be in the prescribed format of Performance Guarantee and has to be submitted within the time frame prescribed for submission of Performance Guarantee. The other terms and conditions of release etc. of APG shall be same as that of PG.
Duration of Performance guarantee required (Months).	15 Months

Pre-Qualification Criteria

S.No.	Eligibility Criteria	Documents Required
1.	Earnest Money Deposit	Earnest money Deposit of Rs.20000/- shall be deposited by bank-to-bank transfer using SBI MOPS or RTGS/NEFT transfer through GeM portal https:// gem.gov.in. The bidder must upload the copy of UTR No/ Transaction slip on the web site. EMD shall be made/issued only from the account of the bidder / tenderer submitting the bid/tender. EMD made/ issued from the account other than that of the bidder/ tenderer submitting the bid, shall not be accepted. Documentary proof

		of Earnest Money deposited from his/her own account should be uploaded.
2.	The existence of the firm/business entity for at least three years.	Documentary Evidence to be uploaded.
3.	Letter of transmittal	To be uploaded in Form-A.
4.	Past Experience of Similar Services: Agency should have satisfactorily completed similar nature of works during the last seven years ending last date of the month previous to the one in which tenders is invited. Three similar works each costing not less than Rs.4.00 Lakh or two similar works each of costing not less than Rs.5.99Lakhor one similar work of costing not less than Rs.7.98 Lakh of the Estimated Bid value for similar nature of completed work	Documentary Evidence to be uploadedin Form-B.
5.	Performance of eligible completed work. Agency must provide performance evaluation report of from the organization where satisfactory services were rendered on letterhead of the organisation/Deptt.	Documentary Evidence to be uploaded as per format - Form-C
6.	The bidder should be registered with appropriate tax authorities such as GST, Income Tax, Labour License etc.	Copy of GST and PAN card to be uploaded with bid.
7.	Affidavit to be submitted by the applicant alongwith other documents	The bidder must upload the followings as per format with bid:- ANNEXURE-I (regarding no criminal proceedings pending) ANNEXURE-II (POWER OF ATTORNEY)
8.	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 siteas per format - ANNEXURE-IV

IMPORTANT NOTE : The bidder must ensure that the copies of all above documents of pre-qualification criteria are uploaded on GeM as per the order/sequence.

CHANDIGARH HOUSING BOARD
NOTICE INVITING TENDER

1. Executive Engineer-V (Elect.) on behalf of the Chairman, Chandigarh Housing Board, Chandigarh invites Bids on GeM portal https:// gem.gov.infrom the reputed/experienced agencies having not less than three years' experience in carrying out 'Annual Maintenance Contract (AMC) of Fire Fighting System' in any UT Engineering Department/ Municipal Corporation Chandigarh / CPWD / MES / Punjab PWD / Haryana PWD / Himachal PWD/ other State Government Departments, Boards / Corporations and PSUs and other organizations/Public/Pvt. Listed Company etc. for the following work:-

Name of work and location.	Estimated cost put to Bid	Earnest Money	Period of completion
ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH.	**Rs.**9,97,960/-	Rs.20,000/-	365 Days (12 Months)

*Website for detail of Milestones dates of Tendering please refer **https://gem.gov.in**

Initial criteria for Eligibility for tender.		
2.	The company/ firm/ agency/bidder who fulfill the following requirements shall only be eligible to apply.	
	a)	Should have 3 years of experience of FIRE AMC Service in any UT Engineering Department/ Municipal Corporation Chandigarh / CPWD / MES / Punjab PWD / Haryana PWD / Himachal PWD/ other State Government Departments, Boards / Corporations and PSUs and other organizations/Public/Pvt. Listed Company etc.
	b)	Should have satisfactorily completed similar nature of works during the last seven years ending last date of the month previous to one in which tenders are invited. Three similar works each costing not less than Rs.4.00 Lakh or two similar works each of costing not less than Rs.5.99Lakh or one similar work of costing not less than Rs.7.98 Lakh of the Estimated Bid value for similar nature of completed work The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last day of submission of tender.
		Similar work shall mean "Annual Maintenance Contract (AMC) of Fire Fighting System" or "Providing Fire Fighting System".
	c)	The company/ firm/ agency/bidder, 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. To become eligible, for e- tendering, the tenderer shall have to furnish an affidavit as per Annexure-I.
	d)	Should have Labour Licenseand valid GST Number (copy of GST Registration Number to be provided)
	Note	All the documents shall be duly attested & counter signed by the agencies.

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3.	The time allowed for carrying out the work will be 365 Days (12 Months).	
4.	Earnest money amount will have to be deposit as mentioned in Detail Regarding Tendering Process in shape as prescribed.	
5.	Downloading and submission of Tender including Financial Bid will be done by e-Procurementprocess through the GeM portal https:// gem.gov.in 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.	
6.	The bid submitted shall become invalid if	
	a)	The bidder is found ineligible.
	b)	**No request for exemption from depositing the EMD shall be entertained under any circumstances. If a bid is submitted without a valid EMD, it shall be summarily rejected at the first stage without undergoing technical evaluation.**EMD shall be made/issued only from the account of the bidder / tenderer submitting the bid/tender. EMD made/ issued from the account other than that of the bidder/ tenderer submitting the bid, shall not be accepted. Documentary proof of Earnest Money deposited from his/her own account should be uploaded.
	c)	The bidder does not upload scanned copies of all the documents stipulated in the bid document.
	d)	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.
	e)	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.
	f)	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 Conference 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.
7.	The contractor, whose tender has been accepted, will be required to furnish 'Performance Guarantee' as mentioned in Detail Regarding Tendering Process.	

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	The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee.	
8.	The description of the work is as follows:	
	ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH	
9.	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.	
10.	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.	
11.	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.	
12.	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 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.	
13.	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.	
14.	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.
15.	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.	
16.	(i) The tenderer is liable to be blacklisted as per policy of Chandigarh Administration 2009. (ii) 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.
17.	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.
18.	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.
19.	Any addendum/amendments issued by the Tender Inviting Officer shall be part of the Tender Document.
20.	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.
21.	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.
22.	If the technical bid of a Bidder is not satisfying any of the eligibility criteria it will be rejected by the Executive Engineer.
23.	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.
24.	The Executive Engineer will evaluate and compare the price bids of all the qualified Tenderer.
25.	The Bidder is advised to attach any additional information that he considers necessary regarding his capabilities. No further information will be entertained after submission of the application unless specifically requested by the Board. However, the Board reserves the right to seek additional information and clarification regarding the information submitted by the Tenderer.
26.	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.
27.	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.
28.	The successful bidder shall appoint a suitably qualified and experienced local representative to supervise and oversee day-to-day activities, ensure effective coordination, monitor work, and ensure compliance with the terms and conditions of the contract.
29.	Any disputes arising between the parties to this agreement/contract shall be subject to the exclusive jurisdiction of the Court of Chandigarh only.

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

FORMS & ANNEXURE

Form-A
LETTER OF TRANSMITTAL

From:

To

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

Sub: Submission of Bid for the work ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH

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'B'

Details of Eligible Similar nature of works completed during the last seven years ending last date of the month previous to one in which tenders are invited.								
S. No.	Name of work / project and location	Owner or sponsoring organisation	Cost of work in crores of rupees	Date of commence-ment as per contract	Stipulated date of completion	Actual date of completio n	Litigation / arbitration cases pending / in progress with details*	Name and address/ telephone number of officer to whom reference may be made
1	2	3	4	5	6	7	8.	9

*Indicate gross amount claimed and amount awarded by the Arbitrator.
For details attached separate sheet.

SIGNATURE OF BIDDER(S)

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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

EE-V (ELECT.)

ANNEXURE-I

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

(On Judicial Stamp paper duly attested by Ist 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 MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH

2. The undersigned hereby certify that there are no criminal proceedings pending/ ongoing in any court of law regarding any work 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 CHB in connection with the execution of contracts)

Form of Bank Guarantee for Earnest Money Deposit /Performance Guarantee

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.

1. 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.
2. 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).
3. 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.
4. 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 rerating 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.

5. 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.
6. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor.
7. We, _____ (indicate the name of the Bank) _____, undertake not to revoke this guarantee except with the consent of the Government in writing.
8. 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

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 MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH

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 wilt, 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)/ Contract(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 o[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

HDM-V

EG-V (Elect.)

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

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 MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH

on terms and conditions set out interalia in contract/Award No._____ valued at Rs._____ only)

And whereas the above mentioned contract provides for ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH 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.

Detail of Bidder

1)	Name & Address of the bidder	:	
2)	Phone	:	
3)	E-mail	:	
4)	Contact person name	:	
5)	Mobile number	:	
6)	GST No.		
7)	TIN number	:	
8)	PAN number	:	
BANK DETAILS			
9)	Bank name	:	
10)	Branch address	:	
11)	Branch telephone no.	:	
12)	MICR Code of the bank	:	
13)	IFSC code	:	
14)	Bank Account no.	:	
15)	Type of account	:	

Date:

Signature of Bidder/tenderer (Seal)

GENERAL & SPECIFIC CONDITION: -

1. Bidders are advised to visit the site and review the complete system before participating in the bid process to satisfy themselves about the conditions of equipments inventory as installed. The complete firefighting system shall be covered under the AMC which broadly consists of the following:
   - Fire fighting system with wet riser and sprinklers system
   - Automatic fire alarm system
   - Fire suppression system(gas based)
2. All the firefighting equipment should be checked, serviced, and tested thoroughly as per prescribed schedule to ensure perfect working condition of the complete firefighting system. Further to check and ensure the tightness of all electrical contact points and connections.
3. The scope of work is not limited and the agency must adhere to directions/suggestions from the engineer-in-charge.
4. This contract of non-comprehensive AMC of fire fighting system to keep the fire fighting system perfectly functional at all time and to operate firefighting equipments/appliances/system installed in the different locations in the building including fire extinguishing work, fire prevention/containment of fire at CHB office building Block-B Sector 9 Chandigarh.
5. The quoted rate of AMC shall inclusive of all consumables and minor spares like oil, grease bolt, screw, etc. The spare and replacement of other defective major components, wherever required shall be provided by the department. However, no labour charges for replacement/ rectification are payable and are deemed to be included in the scope of work of AMC.
6. If any default arises, all the components of fire fighting systems including connected accessories shall repaired at no extra cost. The Service Provider should use genuine parts of the same brand only. For any major repairs/service, If any firefighting equipment is removed from the site to workshop and it should be re-fixed at no extra cost.
7. The AMC contractor must provide experienced technicians in the same nature of work with all necessary safety equipment, tools, machines, and materials required for the work and no additional payment will be made.
8. Tools & Tackles: The tools & tackles and testing equipment as required for the work are to be arranged by the firm.
9. Nothing extra shall be paid for any local carriage and re-handling of material irrespective of lead and lift.

10. AMC contractor should follow all the statutory obligations under various by-laws from time to time and no additional payment shall be made from this compliance. The company/firm should have all the statutory approvals from the respective department to perform the above AMC work.

11. The Firm/Contractor attending to the equipment will sign and paste a slip on the equipment indicating the date of visit and next due date of visit.

12. The Firm/Contractor will maintain the logbook for maintenance. Entries indicating issue/fault found in the Fire Safety System and follow up actions taken by the agency shall also be made in the Maintenance Register. After carrying out each test, the entry in the register to be got counter signed by the JE/SDE in charge.

13. The Firm/Contractor will be responsible for all fire safety and precautionary measured from fire safety point of view.

14. The Service Provider should conduct one training program per quarter, without any additional cost.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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, monitory or otherwise, the Chandigarh Housing Board will be entitled to get itself reimbursed out of the outsanting bills or the

Performance Security Deposit of the agency, to the extent of the loss or obligation in monitory terms.

20. Payments Terms

- The AMC and rates will be valid for One Year. No escalation of rates will be allowed during the currency of validity.
- 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.
- 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.
- 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.
- No advance payment shall be paid for the services rendered by the agency.

21. Penalty Terms

a) Attending the breakdown/emergency calls as and when required.

- Penalty will be applicable as per the GEM Service Level Agreement of this bid.
- In case agency fail to rectify the fault(s), repair and corrective work as per per standard maintenance chart/SOP/scope of work penalty of Rs 500/- per day/ per unit of the default component will be charged till the satisfactorily completion of work/service.

~~22.~~ ~~In the event of any dispute or difference arising out of this bid the same shall be referred to the sole Arbitrator appointed by the Chief Engineer Chandigarh Housing Board. The award of the Arbitrator shall be final and binding on the bidders~~.

~~23.~~ 22. 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.

~~24.~~ 23. In case of fire eventuality, the firm shall be responsible to respond immediately and depute Firemen and other staff to attend the building and co-ordinate with the office and fire department (UT) staff for rescue operation and to carry out immediately repairs of the system used in the operation.

Scope of Work under AMC:

The following scope of work shall be covered under the non-comprehensive annual maintenance contract of Fire Safety System as stated below:-

PERIODICAL TESTING AND MAINTENANCE CHART
Inspection visit & Maintenance of equipment:

S.No.	Job Description	Frequency
1	Operational checking of Main Electric Fire Pump, Diesel Engine Fire Pump and Jockey Pump including verification of automatic operation, suction pressure, discharge pressure and system pressure. Inspection of Fire Pump House/Fire panel, Fire Water Tanks, Hydrant System, Sprinkler System and Fire Suppression System. Checking of Fire Alarm Control Panels (FACP), Suppression Control Panels and Repeater Panels for fault/trouble indications and healthy status. Rectification of defects, faults and abnormalities observed during inspection and updating maintenance logbook.	Weekly
2	Cleaning of Fire Alarm Control Panels (FACP), Suppression Control Panels and Repeater Panels and Fire Pump House/Room. Inspection of Fire Extinguishers, Fire Hydrant Cabinets (FHC), Hose Reels, Landing Valves, Hydrant Accessories and Fire Brigade Inlet Connections (FBIC).Checking of Pressure Gauges, Pressure Switches, indicating lamps and panel indications. Verification of active alarms, fault conditions and trouble indications in Fire Alarm and Fire Suppression Systems. Functional testing of selected detectors, MCPs, hooters, flashers and warning devices. Inspection of associated accessories for leakage, damage and proper operation. Updating maintenance records and submission of Monthly Maintenance Report.	Monthly

3	Alignment checking of Fire Pumps and Motors. Greasing and lubrication of pump bearings, couplings, landing valves, butterfly valves, gate valves, NRVs, hose reel drum mechanisms and all moving parts of Fire Fighting System. Inspectionof pipe supports, clamps, foundations, vibration levels, foundation bolts and fasteners. Verification and calibration of pressure gauges, pressure switches and measuring instruments wherever required. Maintenance of Fire Pump Control Panel including panel cleaning, tightening of electrical connections, checking of contactors, relays, MCBs/MCCBs, selector switches, indicating lamps, battery charger, meters, instruments and functional testing of auto/manual operation. Maintenance of Diesel Engine Fire Pump including checking of engine oil, coolant, fuel system, air filter, battery, charger, belts, hoses, exhaust system, safety shutdowns and operating parameters to ensuring operational readiness during emergency conditions Maintenance of Main Fire Pump and Jockey Pump including pressure switch settings, suction and delivery valves, lubrication and pressure verification..	Quarterly
4	**Overall responsibility of maintenance of: -** **(a) Fire Alarm System** Routine inspection, testing, servicing, troubleshooting and rectification of Earth Fault, Ground Fault, Open Circuit Fault, Short Circuit Fault, Detector Fault, Loop/Communication Fault, MCP Fault, Hooter Fault, Low Battery Fault, Charger Fault, AC Failure Fault and Panel Trouble Fault. **(b) Fire Fighting System** Routine inspection, testing, servicing and rectification of Pump Starting Failure, Auto/Manual Operation Failure, Low System Pressure, Pressure Switch Fault, Pressure Gauge Fault, Valve Leakage, Hydrant Leakage, Sprinkler Leakage, replacement of gaskets/washers, battery failure and other operational abnormalities.	Regularly and as when required

	(c) Fire Suppression System Routine inspection, testing, cleaning, servicing and rectification of Cylinder Low Pressure Fault, Release Circuit Fault, Solenoid/Actuator Fault, Manual Release Fault, Abort Switch Fault, Communication Fault, Low Battery Fault, AC Failure Fault and Panel Trouble Fault Note: -Cleaning of Smoke Detectors, Heat Detectors, MCPs, Hooters and associated devices whenever required due to dust accumulation, false alarms or operational issues. * Attending breakdown complaints and restoring the system to healthy operating condition.	
5	Cleaning of Fire Pump Motor terminal boxes, tightening of electrical connections and earth terminals. Measurement of Insulation Resistance (IR), Winding Resistance and Earth Resistance of Fire Pump Motors. Complete functional testing of Fire Alarm System including Detectors, MCPs, Hooters, Flashers and Response Indicators. Functional testing of Fire Suppression System including Cylinders, Suppression Panels, Discharge Nozzles, Actuators, Solenoids, Release Circuits, Manual Release Stations, Abort Switches and Warning Devices. Pressure testing of Hydrant and Sprinkler Networks. Periodic Inspection/Fire Audit as Per Chandigarh Fire & Emergency Services requirements. Conducting Mock Fire Drill and Fire Safety Training Program for CHB staff in coordination with Engineer-in-Charge. Flushing of Fire Fighting piping network wherever required..	Half yearly
6	Painting of Fire Fighting Pipes, Fire Hydrant Cabinets (FHC), Hydrant Posts, Pump Base Frames, Valve Chamber Covers, FBIC Boxes, equipment supports and associated accessories. Cleaning of Smoke Detectors, Heat Detectors, MCPs, Hooters, Flashers, Response Indicators and associated devices using blower/vacuum cleaner and functional checking thereof. Comprehensive testing of motors including running current measurement and insulation resistance, etc. Sprinkler System discharge test. Liaisoning and assistance for renewal of Fire NOC from Chandigarh Fire & Emergency Services as and when due. Submission of Annual	Yearly

	Health Assessment Report covering Fire Alarm, Fire Suppression and Fire Fighting Systems. Water Tank Cleaning,	
7	Renewal of Fire NOC: Liasioning with Chandigarh Fire Safety Department for getting Fire NOC, when it falls due for renewal	Yearly
8	Initial Safety Inspection visit after receiving work order	Initially
9	Checking/testing/repairing/: Repairing of water pipe line related to the Fire Fighting System	To be checked regularly and done as and when required.
10	Mock Fire Drill & Training Program to be conducted with prior notice to CHB.	Twice in a year.
11	A Log book / register shall be maintained at site for keeping records of the system healthiness, fire mock drill and other relevant information on entire period of Annual Maintenance Contract and monthly report to be submitted to CHB	Monthly
12	Periodic Inspection/Fire Audit as Per Chandigarh Fire & Emergency Services.	Half-Yearly
13	From minor defects to complete break-down of the systems, Vendor to always inform CHB with a complete report of the same along with list of items required for repairing the system along with Estimated cost, immediately.	As and when required
14	Piping: Flushing Pressure	Once in a year Fortnightly.

Section 1.01 EQUIPMENT OF FIRE FIGHTING SYSTEM UNDER AMC

Sr. No	ITEM NAME	Qty
1	Electric Driven Main Fire Pump 75 HP (CG)	02
2	Diesel Driven Main Fire Pump (Kirloskar)	01
3	Electric Driven Pressurization Pump 15HP(Jockey Pump)(Mather and Platt Pump)	02
4	Air Vessel 1.2 M high and 250 mm dia	04
5	Air Vessel 2 M high and 450 mm dia	02
6	Pressure Switches	05
7	Single Headed Internal Hydrant Valve	18
8	(SS)Steel Branch Pipe	36

EE-V (ELECT.)

9	SS Flexible Pipe,25 mm	759
10	SS Yard Hydrant Valve	18
11	First Aid Hose Reel Drum	18
12	Weather Proof of M.S. Cabinet 1200mm*2100mm*600mm	18
13	Weather Proof of M.S. Cabinet 900mm*600mm*500mm	18
14	15mm dia Gunmetal/brass quartzite Sprinkler Head Upright,68 Degree C, Chrome plated	137
15	15mm dia Gunmetal/brass quartzite Sprinkler Head Pendent type,68 Degree C, Chrome plated	1077
16	15mm dia Gunmetal/brass quartzite Sprinkler Head Side wall type,68 Degree C, Chrome plated	32
17	Sprinkler Installation Valve	01
18	Water Flow Switch	23
19	4 Way-Fire Brigade Inlet Connection(FBIC)	02
20	2 Way-Fire Brigade Inlet Connection(FBIC)	01
21	Butterfly Valves of PN 16,200mmdia	03
22	Butterfly Valves of PN 16,150mmdia	27
23	Butterfly Valves of PN 16,100mmdia	15
24	Butterfly Valves of PN 16,80mmdia	20
25	Non-Return Valve,200mm dia	01
26	Non-Return Valve,150mm dia	09
27	Non-Return Valve,80mm dia	02
28	Gun Metal/Bronze Ball Valves,50mm dia	07
29	Gun Metal/Bronze Ball Valves,25mm dia	60
30	SS Pressure Gauge	32
31	Testing Assembly/Insight Glass Valve 25mm	18
32	Y Strainer,200mm dia	01
33	Y Strainer,150mm dia	02
34	Y Strainer,100mm dia	02
35	Expansion Bellows,200mm dia	01
36	Expansion Bellows,150mm dia	05
37	Expansion Bellows,100mm dia	02
38	Expansion Bellows,80mm dia	02

39	Fire Hose Pipe	54
40	Fire Extinguishers (Water Type Capacity 9 liters)	20
41	Fire Extinguishers (CO_2 –Type 4.5 kg Capacity)	29
42	Fire Extinguishers (Dry Chemical Powder Type 4 Kg Capacity)	49
43	Fire Extinguishers (ABC Powder – Type,5Kg Capacity)	17
44	Fire Extinguishers (K- Type, 4 Kg)	06
45	Fire Extinguishers (ABC Powder – Type,6Kg Capacity)	30
46	Fire Extinguishers (CO_2 –Type,9 Kg Capacity Trolley Mounted)	02
47	Fire Extinguishers (50 Liters Capacity Trolley Mounted)	01
48	Fire Extinguishers (DCP Trolley Mounted)	03
49	Fire Pump Main Control Panel	01
50	Fire Axe	36
51	Draw Out	01
52	Ball Valve,15mm	07
53	Float Ball,150mm	01
54	Gong Bell	01

Section 1.02 EQUIPMENT OF FIRE ALARM SYSTEM (FAS)

Sr. No	ITEM NAME	QTY
1	Fire Alarm Control Panel	01
2	Fire Smoke Detector(AFC)	577
3	Fire Smoke Detector (BFC)	521
4	Fire Smoke Detector (Basement 1 &2)	179
5	Heat Sensor Detector	17
6	Air Sampling Duct Detector	21
7	Addressable Manual call Point(MCP) addressable type	27
8	Fire Exit Signage addressable type.	25
9	24 VDC Power supply units with battery back-up	01
10	24 VDC Power supply units with Cable Monitoring Unit	01
11	Addressable monitor modules	01
12	Sounder with 90 db output at 1 meter distance cum strobe Lights	27

	with 110 cd	
13	2 way Communication Fire Fighter's Telephone Jack with Control Module.	27
14	2 way Communication Fire Fighter's Handset.	07
15	Addressable control relay modules for AHU, Access control Integration & stairs Pressurization Fan.	34
16	Addressable monitor modules for Sprinkler Flow Switch and Door Holders.	09
17	Response indicator	151
18	Fire panel supervised 70db-84db Ceiling Mounted Speakers	344
19	Fire panel supervised 70db-84db Wall Mounted Speakers(Basement 1 &2)	18
20	Monitor module for monitoring main Fire alaram panel	01
21	SITC 150 Character LCD Display Repeater Panel	01

Section 1.03 **EQUIPMENT OF FIRE SUPPRESSION SYSTEM (FSS)**

Sr. No	ITEM NAME	QTY
1	10 LB capacity Novec 1230, DLP Assembly with automatic value, push in connector for tube, 10 LB Novec 1230 gas mounting bracket, End of Line adopter and low pressure switch for monitoring system activation.	07
2	14 LB capacity Novec 1230, ILP Assembly with automatic value, push in connector for tube, 14 LB Novec 1230 gas mounting bracket, End of Line adopter and low pressure switch for monitoring system activation.	16
3	Master Control Unit	10
4	Discharge Hose with two Nozzles kit	10
5	Fire Suppression Nozzle ASTMA-106 CS With seamless MS Pipe	01
6	Fire Liner pneumatic heat Detection Tube with all necessary fitting & Supports	338
7	Synergy conferro automatic kitchen fire suppression system 21 kg	01

8	Synergy conferro automatic kitchen fire suppression system 25 kg	01

Note:

The bidder/agency is strictly advised to follow the said chart of preventive maintenance during AMC period and submit the service reports of the same along with bill. In case of absence of this service report, no payment will be made for that quarter. The above list is not exhaustive. The bidder/agency shall carry out all other necessary tests/maintenance work necessary for the smooth operation/upkeep of Fire Safety System in accordance with the rules/norms of Central/State Government or local authority with regard to Fire Safety.

Name of Work: - ANNUAL MAINTENANCE OF FIRE FIGHTING SYSTEMS IN CHB OFFICE BUILDING BLOCK 'B', CHANDIGARH

FINANCIAL (REVERSE AUCTION) BID

Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
	Part-A --Annual Maintenance Contract of the "Fire Alarm, Fire Suppression System and Fire fighting system **(for the period of 12 months)**			
1	Annual Maintenance Contract of the "Fire Alarm, Fire Suppression System Fire fighting system and fire protection system including smoke detectors and sprinkler system installed at Chandigarh Housing Board Office Building, Sector 9, Chandigarh The spares required for maintenance of the systems (including replacement for the defective parts) shall be provided by the Department. However, no labour charges for replacement/ rectification are payable and are deemed to be included in the scope of work of AMC.	1 Job	Job	
	The Following jobs are included in the Annual Maintenance Contract:			
i)	**WEEKLY INSPECTION & PREVENTIVE MAINTENANCE** Operational checking of Main Electric Fire Pump, Diesel Engine Fire Pump and Jockey Pump including verification of automatic operation, suction pressure, discharge reassure and system pressure. Inspection of Fire Pump House/Fire anal, Fire Water Tanks, Hydrant System, Sprinkler System and Fire Suppression System. Checking of Fire Alarm control Panels (FACP), Suppression Control Panels and Repeater Panels for fault/trouble indications and healthy status. Rectification of defects, faults and abnormalities observed during inspection and updating maintenance logbook. **Frequency: Once every week.**			

Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
ii)	**MONTHLY PREVENTIVE MAINTENANCE** Cleaning of Fire Alarm Control Panels (FACP), Suppression Control Panels and Repeater Panels and Fire Pump House/ Room. Inspection of Fire Extinguishers, Fire Hydrant Cabinets (FHC), Hose Reels, Landing Valves, Hydrant Accessories and Fire Brigade Inlet Connections (FBIC).Checking of Pressure Gauges, Pressure Switches, indicating lamps and panel indications. Verification of active alarms, fault conditions and trouble indications in Fire Alarm and Fire Suppression Systems. Functional testing of selected detectors, MCPs, hooters, flashers and warning devices. Inspection of associated accessories for leakage, damage and proper operation. Updating maintenance records and submission of Monthly Maintenance Report. **Frequency: Once every month.**			
iii)	**QUARTERLY PREVENTIVE MAINTENANCE** Alignment checking of Fire Pumps and Motors. Greasing and lubrication of pump bearings, couplings, landing valves, butterfly valves, gate valves, NRVs, hose reel drum mechanisms and all moving parts of Fire Fighting System. Inspection of pipe supports, clamps, foundations, vibration levels, foundation bolts and fasteners. Verification and calibration of pressure gauges, pressure switches and measuring instruments wherever required. Maintenance of Fire Pump Control Panel including panel cleaning, tightening of electrical connections, checking of			

Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
	contactors, relays, MCBs/MCCBs, selector switches, indicating lamps, battery charger, meters, instruments of Fire Pump Control Panel including panel cleaning, tightening of electrical connections, checking of contactors, relays, MCBs/MCCBs, selector switches, indicating lamps, battery charger, meters, instruments and functional testing of auto/manual operation. Maintenance of Diesel Engine Fire Pump including checking of engine oil, coolant, fuel system, air filter, battery, charger, belts, hoses, exhaust system, safety shutdowns and operating parameters to ensuring operational readiness during emergency conditions Maintenance of Main Fire Pump and Jockey Pump including pressure switch settings, suction and delivery valves, lubrication and pressure verification. **Frequency: Once every quarter.**			
iv)	**4. REGULAR / AS & WHEN REQUIRED** **Overall responsibility of maintenance of :-** **(a) Fire Alarm System** Routine inspection, testing, servicing, troubleshooting and rectification of Earth Fault, Ground Fault, Open Circuit Fault, Short Circuit Fault, Detector Fault, Loop/Communication Fault, MCP Fault, Hooter Fault, Low Battery Fault, Charger Fault, AC Failure Fault and Panel Trouble Fault e.t.c **(b) Fire Fighting System** Routine inspection, testing, servicing and rectification of Pump Starting Failure, Auto/Manual Operation Failure, Low System Pressure, Pressure Switch Fault, Pressure Gauge Fault, Valve Leakage, Hydrant Leakage, Sprinkler Leakage, replacement of gaskets/washers, battery			

Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
	failure and other operational abnormalities. **(c) Fire Suppression System** Routine inspection, testing, cleaning, servicing and rectification of Cylinder Low Pressure Fault, Release Circuit Fault, Solenoid/Actuator Fault, Manual Release Fault, Abort Switch Fault, Communication Fault, Low Battery Fault, AC Failure Fault and Panel Trouble Fault e.t.c **Note:-(i)** Cleaning of Smoke Detectors, Heat Detectors, MCPs, Hooters and associated devices whenever required due to dust accumulation, false alarms or operational issues. **(ii)** Attending break down complaints and restoring the system to healthy operating condition. **Frequency: As and when required during AMC period.**			
v)	**HALF-YEARLY MAINTENANCE** Cleaning of Fire Pump Motor terminal boxes, tightening of electrical connections and earth terminals. Measurement of Insulation Resistance (IR), Winding Resistance and Earth Resistance of Fire Pump Motors. Complete functional testing of Fire Alarm System including Detectors, MCPs, Hooters, Flashers and Response Indicators. Functional testing of Fire Suppression System including Cylinders, Suppression			

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Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
	Panels, Discharge Nozzles, Actuators, Solenoids, Release Circuits, Manual Release Stations, Abort Switches and Warning Devices. Pressure testing of Hydrant and Sprinkler Networks. Periodic Inspection/Fire Audit asPer Chandigarh Fire & Emergency Services requirements. Conducting Mock Fire Drill and Fire Safety Training Programme for CHB staff in coordination with Engineer-in-Charge. Flushing of Fire Fighting piping network wherever required .**Frequency: Once every six months.**			
	Periodic Inspection/Fire Audit as Per Chandigarh Fire & Emergency Services. **Frequency: Half Yearly**			
vi)	**ANNUAL MAINTENANCE** Cleaning of Underground Fire Water Tank and Terrace Fire Water Tank, Painting of Fire Fighting Pipes, Fire Hydrant Cabinets (FHC), Hydrant Posts, Pump Base Frames, Valve Chamber Covers, FBIC Boxes, equipment supports and associated accessories. Cleaning of Smoke Detectors, Heat Detectors, MCPs, Hooters, Flashers, Response Indicators and associated devices using blower/vacuum cleaner and functional checking thereof. Comprehensive testing of motors including running current measurement and insulation resistance,e.t.c. Sprinkler System discharge test. Piping Flushing Pressure, Liaisoning and assistance for renewa l of Fire NOC from Chandigarh Fire & Emergency Services as and when due. Submission of Annual Health Assessment Report covering Fire Alarm, Fire Suppression and Fire Fighting Systems. **Frequency: Once every year or as and when required.**			

Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
vii)	**Submission of report:-** After end of every routine or on emergency maintenance as required. A status report to be submitted every fortnight or on attending breakdown call giving the details of job done for smooth functioning of the system.**Frequency:- Fortnightly or also in case of requirement**			
viii)	From minor defects to complete break-down of the systems, Vendor to always inform CHB with a complete report of the same along with list of items required for repairing the system along withEstimated cost, immediately. **As and when required**			
ix)	Initial Safety :- Inspection visit after receiving work order			
x)	**Log Book Maintenance**: Maintaining and updating maintenance logbook/register for recording inspections, testing, faults attended and maintenance activities carried out during the AMC period.			
(xi)	Checking/testing/repairing/:- Checking, testing and repairing of water pipelines and associated accessories of the Fire Fighting System, including rectification of leakages and defects wherever required. **Frequency: As and when required**			
(xii)	**Emergency visit and Period/Frequency:** Emergency within 08 hours after call for major fault break-down of fire Pump or Fire Alarm Panel or other **Frequency: As and when required**			
(xii)	**Renewal of Fire NOC:** Liasioning with Chandigarh Fire Safety Department for getting Fire NOC, when it falls due for renewal **Frequency: Yearly or as and when required**			
	Part-B Refilling of Fire Extinguishers (Once a year)			

Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
1	Dismantling, refilling and Re-installation of ISI marked (IS:15683) portable chemical fire extinguisher, water (gas pressure) type capacity 9 litres with gun metal cap and nozzle and complete in all respects including initial fill and wall suspension brackets as required as per specifications.	20 Nos.	Each	
2	Dismantling, refilling and Re-installation of ISI marked (IS:15683) Fire Extinguisher, Carbon-di-oxide type capacity 4.5 Kgs.flat base including valve, discharge hose of not less than 10mm dia., 1M long and complete in all respects including initial fill with CO_2 gas conforming to IS:307-1966 filled to a filling rate of not more than 0.667 and wall suspension bracket.			
2.1	4.5kg capacity cylinder	29 Nos.	Each	
3	Dismantling, refilling and Re-installation of ISI marked (IS:15683) Portable Dry Chemical Powder Type Fire Extinguisher with Gun Metal cap and nozzle and complete in all respects including initial fill and wall suspension bracket.			
3.1	4 Kgs.	49 Nos.	Each	
3.2	5 Kgs	17 Nos.	Each	
4	Dismantling, refilling and Re-installation of ABC (Powder Type) Fire Extinguisher HP Mild Steel Cylinders ISI marked TAC approved fitted with pressure indicating gauge, internal tube, squeeze lever type valve fully charged with ABC powder (Mono Ammonium Phosphate) pressured by Nitrogen complete in all respects including wall suspension bracket and confirming bracket and confirming to IS:15683.	30 Nos.	Each	
5	Dismantling, refilling and Re-installation of ISI marked under (IS:2878) CO2 9 Kg. capacity trolley mounted mobile type fire extinguisher complete with hose and insulating horn, valve and locking pin duly charged with CO2 gas complete in all respect for transformer.	2 Nos.	Each	

Item No	Description of Item	Qty.	Unit	Rate to be quoted by the bidder inclusive of GST & applicable taxes
6	Dismantling, refilling and Re-installation of mechanical foam type (ISI marked) fire extinguishers consisting of welded M.S. cylindrical body squeeze lever discharge valve 30 cm long high pressure discharge hose, discharge nozzle suspension bracket ISI marked as per IS 933 finished externally with red enamel paint and fixed to wall with brackets complete with internal charger.			
	50 liters capacity (trolley mounted) (IS : 13386)	1 No.	Each	
7	Dismantling, refilling and Re-installation of 4 kg K Type Fire Extinguisher (Stored Pressured)	6 Nos.	Each	
8	Dismantling, refilling and Re-installation of synergy conferro automatic (Wet Chemical) kitchen fire suppression System			
8.1	21 Kgs	1 No.	Each	
8.2	25 Kgs	1 No.	Each	
9	Dismantling, refilling and Re-installation of ISI marked under (IS : 10658) 25 Kg. capacity DCP trolley mounted mobile fire extinguisher complete with gunmetal union, discharge hose, squeeze grip, nozzle and initial charge complete in all respect Transformer room (one each).	3 Nos.	Each	
	Total amount all inclusive (in figures & words)			Rs.
(Rs.				only.

(Signature of Bidder)
(seal)

Note:-

Before quoting rates, bidders are advised to visit site and inspect/study the present condition/status and functioning of the systems/installation.

Superintending Engineer-II
Chandigarh Housing Board
Chandigarh.

Executive Engineer-V(Elect)
Chandigarh Housing Board
Chandigarh

The NIT containing 1-42 pages amounting to Rs.9,97,960/- (Rs Nine lac Ninety Seven thousand nine hundred sixty only)

Chief Engineer
Chandigarh Housing Board
Chandigarh.

EE-V (Elect.)