

TENDER DOCUMENT
REPAIR & RENOVATION OF 3 x B TYPE QUARTERS
ARMY INSTITUTE OF LAW
SECTOR-68, MOHALI

1. Nature of Work : Repair & Renovation of 3 x B Type Quarters in Army Institute of Law Sector 68 Mohali
2. Availability of Tender : Tender document can be downloaded from the College website www.ail.ac.in
3. Date of Advertisement : 29 Jan 2025 (Wednesday)
4. Familiarisation of site : 29 Jan 2025 to 20 Feb 2025
(Time of Visit 0930 hrs to 1500 hrs on all working days except Saturdays and 0900 hrs to 1000 hrs on 20 Feb 2025)
5. Last Date and Time of : Tender document shall be received upto 2 PM on 20 Feb 2025 in the office of Army Institute of Law Sector 68 Mohali and will be opened on 21 Feb 2025 (Friday) at 12.00 PM, in the presence of available bidders. The applicants shall mention on the sealed cover of technical Bid and Financial/Commercial Bid the name of the firm/Company's name, phone numbers & name of contact person.
6. Date of Opening of Tender : 21 Feb 2025 (Friday) at 12.00 PM
7. Amount of EMD : Rs 10,000/- to accompany Technical Bid in the form of DD drawn in the favour of Army Institute of Law. Technical Bids without EMD will not be accepted.
8. This document contains 21 pages including cover page.
9. The tender document consisting of Technical Bid and Financial/ Commercial Bid to be submitted in separate sealed envelopes as per prescribed form, duly completed and signed.

REPAIR & RENOVATION OF 3 x B TYPE QUARTERS
IN ARMY INSTITUTE OF LAW SECTOR 68 MOHALI

Definition of Terms

1. **'Owner'** shall mean the client on whose behalf this enquiry is issued and his authorized representative.
2. **'Bidder'** shall mean the party who quotes against this enquiry.
3. **Agency/Contractor** shall mean the successful Agency/ Contractor whose bid has been accepted by the Owner and on whom Work Order is placed.
4. **'SITE'** shall mean the actual place where the work being done.
5. **'SPECIFICATIONS'** shall mean collectively all the terms and stipulations contained in these provisions of contract as general and special conditions and those finalised in the final agreement between owner and Agency/Contractor.
6. **'Month'** shall mean calendar month.
7. **'Plant Equipment / Material and Works'** shall mean respectively the goods to be supplied and services to be provided by the Agency.
8. **Work Order'** shall mean the order specifying the allotment of project/ work to the Agency/ Contractor based on which preliminary preparations could be commenced.
9. **Contract** shall mean legal agreement signed between the Agency and the owner on judicial stamp paper of Rs 500/- or more containing all provisions of contract.
10. **'Contract Period'** shall mean the period during which "Owner" and "Agency" shall execute the entire contract as agreed to.
11. **'Guarantee Period' / "Defect Liability Period"** shall mean period during which the plant / equipment / material and installations shall give same and trouble-free performance as guaranteed by the contractor failing which the contractor undertakes to replace the equipment /carry out repairs at his own cost.
12. **'Owners Instructions'** shall mean instructions oral or written, drawings, direction, explanations issued by the owner or any person appointed by him. Oral instructions shall be authenticated by written instructions immediately.
13. **'Commissioning'** shall mean integrated activity of carrying out performance tests, initial and trial operations of systems, equipment being installed in the class rooms.
14. **'Drawings'** shall mean all drawings submitted by the Agency/Vendor provided such drawings are acceptable to the owner.
15. **'UR'** means quoted unit rate.
16. **'Performance Test'** shall mean all tests to be carried out by Agency/Contractor as per specifications prior to completion of work.

17. **Defect Liability Period.** Defect liability period is a period during which any defect occurring, developed or noticed is to be rectified by the Agency /Contractor at his own cost. Defect liability period commences from the date of completion certificate of the project and will be of minimum one year duration except in cases where in individual guarantee/ warranty of specific items /equipment has been stipulated beyond one year and therefore, for such items/equipment the defect liability will be for the given period of warranty/ guarantee.

18. **“Performance Bank Guarantee”** Bank guarantee of specified value to be submitted by contractor and retained by the owner till expiry of Defect Liability Period during which the project / work should operate without any failure, discolouring or erosion of paint.

INSTRUCTIONS TO TENDERER'S

19. The tender is to be filled properly and all relevant information asked for shall be provided in the given format.

20. The duly completed tender shall be submitted at Army Institute of Law in a sealed envelopes on or before the time indicated as explained in para **9 on page 1** and para 24 below.

21. Technical and Commercial bids are to be **submitted in separate envelopes super scribed as Technical Bid or Commercial Bid** as the case may be.

22. **Technical bid to include blank Schedule of Quantities (SOQ), without price schedule** attached in this document duly signed by the vendor/Tenderer along with Official Stamp.

23. The tenderers are required to furnish information about similar works handled, staff held and infrastructure etc in technical bid.

24. Tender document to be accompanied by Earnest Money Deposit (EMD) Rs 10,000/- in the form of Demand Draft in favour of Army Institute of Law payable at Mohali to be attached with the application. EMD will be refundable after completion of tender process in all cases except L1 vendor. In case of L1 Contractor EMD will only be refunded on deposit of Bank Guarantee. Technical bids without EMD will not be accepted.

25. **Commercial bid to include SOQs with price schedule duly filled, signed and stamped on each page.** One copy of SOQs /price schedule to be enclosed in the same envelope and to be super scribed as **Commercial bid**.

26. Tenderer to check that all amounts filled in SOQs are arithmetically correct. All section wise total amounts shall be written in words also.

27. Completion time will be 45 days from issue of work order.

28. **Performance Bank Guarantee.** Performance Bank Guarantee @ 5% of total value of contract to be deposited by the selected tenderer (contractor) to AIL Mohali before commencement of work. The Bank Guarantee will be returned after 12 months of completion of project. In case the tenderer is unable to arrange Bank Guarantee He/she shall deposit FD of the equal amount payable in the name of Army institute of Law, which shall be returned to the tenderer after completion of one year provided

work has been satisfactory and there has been no deterioration or without any defect or poor material performance.

29. Time is of essence of contract Therefore, contractor must mobilize adequate technical manpower, labour and & material in for timely completion of work. No extension will be given for completion period.

30. All bidders should visit site prior to giving quotes to get acquainted with the site conditions. No demand shall later be entertained due to site conditions. Time of Visit - 0930 hrs to 1500 hrs on all working days except Saturdays and 0900 hrs to 1000 hrs on 20 Feb 2025.

31. The Principal ALL, reserves the right to accept or reject any or all the quotations without assigning any reasons.

32. No cuttings/overwriting is permitted. Documents with cutting/overwriting will be held null and void.

TERMS AND CONDITIONS FOR VENDOR/TENDERER'S FOR TECHNICAL BID

33. Bidders who fulfil the following requirements shall only be eligible to apply: -

34.1 Joint ventures are not accepted.

34.2 The bidder should have satisfactorily completed similar works as mentioned below during the last two years ending last day of month previous to the one in which bids are invited.

(i) Three similar works costing not less than **20%** of the estimated cost put to bid (_____).

OR

(ii) One similar works costing not less than **30%** of the estimated cost put to bid (_____).

“Similar work shall mean Undertaking Repair & Renovation Work to Multi Storey Building.”

34.3 The Bidder should have average annual financial turnover (Gross) of Rs 20,00,000/- during the last two consecutive financial years ending 31st March 2024. Balance sheets duly audited by the chartered accountant, year in which no turnover is shown would also be considered for working out the average.

34.4 The bidder's to give details of at least two references for qualifying works completed in the last five years along with details of institution/organisation, contact person and contact details where work carried out.

Note: All the documents shall be duly attested & counter signed by the agencies.

FORM OF TENDER TO BE ACCOMPANIED BY DD (EMD)
Rs 10,000/-

To,

The Principal
Army Institute of Law
Sector 68, Mohali
PIN - 160062

Dear Sir/Madam,

Having examined the Scope of Work, Measurements, specifications, and schedule of quantities of work specified and having visited and examined the site of work for acquiring requisite information. I/We hereby offer to execute the works specified below in the specified time period at the rates quoted in the Schedule of prices attached in accordance with the drawings, designs, specifications, conditions of contract and in all other respects with such conditions as applicable. (Bidder should fill and duly **sign the form of tender on his/her letter head**)

35. **Description of Work:** _____ (to be filled by the bidder)

36. Completion period: 45 days after issue of Supply Order / Work Order.

37. Our Bankers are:

- (i)
- (ii)

38. Names of Owner/Partner of Firm

- (i)
- (ii)
- (iii)

39. Name of Partners/Director of Firm Authorized to Sign.

40. Name of Person having Power of Attorney to Sign the Contract.

41. Agency/ Company PAN No (specify)-

42. GST No-

43. Company/ Agency Complete Address, Contact No, Email ID and website details.

- (i) Address (attach address proof)
- (ii) Landline No
- (iii) Mob No
- (iv) Email Address

44. Two References (name and contact of person where the company/agency has accomplished their work.

S No	Name of Person	Designation	Name and Address	Contact Details
1.				
2.				

45. DD No. _____, drawn on _____ is attached.

46. Proof of Two Similar Works Carried out: -

47. Proof of Annual Average Turn Over.

48. Blank Copy of SOQ duly signed by the proprietor or his/her appointee under official stamp/seal is enclosed herewith.

Place:

Date:

Signature & Seal of Contractor

Bidding Process

49. Two step bid system will be followed as follows: -
 (a) Step 1 - Opening of Technical Bids.
 (b) Step 2 - Opening of Financial Bids (only in case of bidders whose technical bid has been accepted).

Note: Technical and Commercial bids are to be submitted in separate envelopes with super scribed as Technical Bid or Commercial Bid as the case may be.

Essential Enclosures for Technical Bid

50. Application having all complete of correspondence address.
 51. Copy of GST certificate.
 52. Cancel cheques of bank account.
 53. EMD Rs 10,000/-of total cost to be deposited by the tenderer (contractor) to AIL Mohali.
 54. Details mentioning similar nature of works.
 55. Turnover certificate of previous two years up to 31-3-2024.
 56. Names and designation of technical reps who will deal with the project.
 57. Copy of blank SOQs duly signed and stamped.
 58. Details of availability of technical staff.

Note: The financial/ commercial bid will be opened only in case of bidders whose technical bid has been evaluated successfully. If they do not full fill the criteria the bid shall not be entertained.

Essential Enclosures for Commercial Bid

- 59 One copy of Tender document duly signed and stamped on each page.
 60. One copy of SOQs duly signed by the proprietor/ his/ her nominated representative and round stamp as attached with tender document.

SCOPE OF WORK

General Scope of Work

61. All bidders should visit site prior to giving quotes to get acquainted with the site conditions. No demand shall later be entertained due to site conditions. Time of Visit 0930 hrs to 1500 hrs on all working days except Saturdays and 0900 hrs to 1000 hrs on 20 Feb 2025.
 62. The work is to be done completely as per specifications mentioned in the scope of work and to the entire satisfaction of the Project Monitoring Committee (PMC) detailed by AIL.
 63. All the work should be finalised and finished in line and level and should be completed in a neat and clean manner.
 64. All the items being used in the work shall be got approved before use from AIL administration/PMC.

65. Detailed Scope of Work to be carried out for renovation of 3 x 'B' Type Quarters will involve following: -

(a) **Civil Work (Removal of Debris and Dismantled Material).**

(i) **Kitchen.** Dismantling of Existing Marble Counter, Cupboards, windows, Sink and Electrical Switches, Sockets.

(ii) **Washroom.**

(aa) Dismantling of entire existing civil work i.e. PCC flooring, tiles, Wall plastering, Wash basins, WCs, Granite / marble Counter, Mirrors, Doors and windows including chaukhat etc and removal of all dismantled items and clearing from site.

(ab) Dismantling of all existing Electrical items i.e. wiring, exhaust fan, switches, sockets, light fittings etc and removing of all dismantled items.

(ac) Dismantling of existing Doors, door Frames, Windows and window panes

(ad) Dismantling of drain CI Pipe line 3" and supply and fixing new PVC pipeline for drainage system.

(iii) **Living Room.**

(aa) Dismantling of all existing Electrical items i.e. electrical wiring, switches, sockets, light fittings etc.

(ab) Removal of Pelmet with curtain rods.

(iv) **Bed Room.**

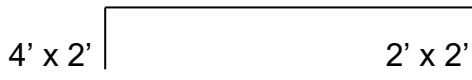
(aa) Dismantling of all existing Electrical items i.e. electrical wiring, switches, sockets, light fittings etc.

(ab) Removal of Pelmet with curtain rods.

(ac) Removal of windows.

(v) **Disposal of Scrap Items.** The vendor will be responsible to accept the scrap collected on dismantling of complete materials and quote suitable amount for the same which will be deducted from total value of the project.

Detailed Scope of Work
Supplying, Fixing and Finishing of New Items

S No	Description of Work	Qtr No 4	Qtr No 5	Qtr No 6	Make and Type of Items	Remarks
(a)	(b)	(c)	(d)	(e)	(f)	(g)
	<u>Kitchen Work</u>					
1.	Granite counter of Size 10.5' x 2' Granite Counter size 4' x 2' Sink Counter 2' x 2' <div style="text-align: center;">10.5' x 2'</div> 	Required	Required	Required	Black Granite - 30 to 40 mm Hole for the Gas Pipe line.	
2.	Wooden Cupboard below Granite Counter of Size 10.5' x 2'. Length – 10.5 ft Height - 2 ft 6 inches Width - 2 ft To be divided into 5 x separate pull out racks. Refer Layout attached as <u>Appx 'A'</u>	01 Required	01 Required	01 Required	<u>Cabinet (width 1.5 ft) : Gas Cylinder Rack</u> ➤ 1.5 ft Gas Cylinder pull out Rack with door. <u>Rack 1 (width 2.5 ft) : Cutlery and Utensils Rack</u> ➤ 1 x Cutlery Rack size 2.5 ft x 5" ➤ 1 x 7 inch deep rack (for utensils) ➤ 1 x 18 inch deep rack with side sport (for Utensils) <u>Rack 2 (width 1 ft) : Bottle Rack</u> ➤ 1 ft Bottle Rack with 3 Partitions. <u>Rack 3 (width 2 ft) : Utensils Rack</u> ➤ 3 equal size racks. <u>Rack 4 (width 1.5) : Bottle Rack</u> ➤ 1.5 ft bottle rack with two partitions. <u>Rack 5 (width 1.5 ft) : Atta/Rice Drum Rack</u> ➤ 1.5 ft Atta Drum Pull out rack <u>Cabinet (width 1.5 ft) with Doors</u> ➤ 1.5 ft Cabinet below the sink with door and Dustbin ➤ Hinges all types, Channels for drawers of tables to be of Hettich.	

(a)	(b)	(c)	(d)	(e)	(f)	(g)
3.	Wooden Cupboard Above the Slab	01 Required	01 Required	01 Required	Covered cabinets with two shelves Size 4' x 2' (depth 1')	
4.	Kitchen Steel Rack of Size 3' x 2'	01 Required	01 Required	01 Required	Good quality Stainless Steel	
5.	Stainless Steel Sink Single bowl of size 2' x 1.5'	01 Required	01 Required	01 Required	Good quality Stainless Steel	
6.	Wall Tiles (18" x 12")	40 Sq ft	40 Sq ft	40 Sq ft	Kajaria / Somany	
7.	Fitment of Exhaust Fan 12 inch	01 Required	01 Required	01 Required	Exhaust Fans will be provided by the Institute.	
8.	LED Tube 20 Watt	02 Required	02 Required	02 Required	Philips / Havells	
9.	Switch & Socket 6 Amp	03 each	03 each	03 each	Anchor / Havells	
10.	Switch & Socket 16 Amp	02 each	02 each	02 each	Anchor / Havells	
11.	CP fitting like Bib Tap	03 Required	03 Required	03 Required	Jaguar / Cera with 05 Year Warranty	
12.	Provision of Geyser	01 each	01 each	01 each		
13.	Provision of Aquaguard	01 each	01 each	01 each		
14.	Change of Electrical fittings	01 Nos	01 Nos	01 Nos	Havells / Anchor	
15.	Providing and fixing new aluminium double window of Size 4'x3' (with movable Glass and Jali)	01 each	01 each	01 each		

(a)	(b)	(c)	(d)	(e)	(f)	(g)
	<u>Washrooms</u>					
16.	Wall Tiles (18" x 12")	240 Sqft	240 Sqft	240 Sqft	Kajaria / Somany	
17.	Anti Skid Floor Tiles (4' x 2' or 2' x 2')	80 Sq ft	80 Sq ft	80 Sq ft	Kajaria / Somany	
18.	Change of all water supply plumbing pipes including hot water supply change of Soil pipe, all sanitary fittings and underground drainage pipes	01 Required	01 Required	01 Required		
19.	Fitment of Exhaust Fan 12 inch	01 Nos	01 Nos	01 Nos	Exhaust Fans will be provided by the Institute.	
20.	Geysers 15 Ltr	01 Nos	01 Nos	01 Nos	Havells / Bajaj	
21.	Light Fitting LED Tube 20 Watt	02 Nos	02 Nos	02 Nos	Philips / Havells	
22.	Switch & Socket 16 amp	02 Nos	02 Nos	02 Nos	Anchor / Havells	
23	Switch & Socket 06 amp	02 Nos	02 Nos	02 Nos	Anchor / Havells	
24.	Soap Rack, Towel Rail and Cloth Hanger	02 Nos	02 Nos	02 Nos	Good quality Stainless Steel	
25.	Shower Rose	01 Nos	01 Nos	01 Nos	Good Quality	

(a)	(b)	(c)	(d)	(e)	(f)	(g)
26.	WC Seat	01 Nos	01 Nos	01 Nos	Cera / Hindware	
27.	PVC Flush Tank	01 Nos	01 Nos	01 Nos	Good Quality	
28.	Jet Spray	01 Nos	01 Nos	01 Nos	Good Quality	
29.	Washbasin with Hot & cold CP Mixer and all fittings	01 Nos	01 Nos	01 Nos	Cera / Hindware	
30.	Looking Mirror 2' x 3' with PVC beeding	01 Nos	01 Nos	01 Nos	Saint Gobain	
31.	Bib Tap	05 Nos	05 Nos	05 Nos	Jaguar / Cera with 05 year warranty	
32.	Angle Cock	05 Nos	05 Nos	05 Nos	Good Quality	
33.	PVC Corners	02 Nos	02 Nos	02 Nos	Good Quality	
34.	PVC Doors with Chougath	01 Nos	01 Nos	01 Nos		
35.	Aluminium window with Glass and Jali Size (1 ft x 1.5 ft)	02 Nos	02 Nos	02 Nos		

(a)	(b)	(c)	(d)	(e)	(f)	(g)
36.	Making of Provision in wall for soap (size 9" x 6")					
37.	After completion of plumbing work, water proofing of washrooms to be done and checked by storing water in washroom for three days					
<u>Living Room</u>						
38.	Replacement of LED Light fitting 20 Watt	02 Nos	02 Nos	02 Nos	Philips/Havells	
39.	Replacement of Pelmet with Curtain Rods	02 Nos	02 Nos	02 Nos	Good Quality	
40.	Change of Electrical fittings	01 Nos	01 Nos	01 Nos	Havells / Anchor	
41.	Switch 06 amp	04 Nos	04 Nos	04 Nos	Havells / Anchor	
42.	Socket 06 amp	03 Nos	03 Nos	03 Nos	Havells / Anchor	
43.	Switch and Socket 16 amp	01 Nos	01 Nos	01 Nos	Havells / Anchor	
<u>Bed Room</u>						
44.	Replacement of LED Light fitting 20 watt	02 Nos	02 Nos	02 Nos	Philips / Havells	
45.	Replacement of Pelmet with Curtain Rods	02 Nos	02 Nos	02 Nos		

(a)	(b)	(c)	(d)	(e)	(f)	(g)
46.	Aluminium Window with movable Glass and Jali. The design to cater for 1 ton window AC. (Size 4 ' x 3')	01 Nos	01 Nos	01 Nos	No AC required	
47.	Change of Electrical fittings wiring to be of specification for fitment of blower / ACs of capacity 1 to 1.5 ton	01 Nos	01 Nos	01 Nos	Havells / Anchor	
48.	Switch 06 amp	05 Nos	05 Nos	05 Nos	Havells / Anchor	
49.	Socket 06 amp	03 Nos	03 Nos	03 Nos	Havells / Anchor	
50.	Switch and Socket 16 amp	01 Nos	01 Nos	01 Nos	Havells / Anchor	
	<u>Misc Work</u>					
51.	Main Jali Doors (Size 36" x 78")	(Repairable) and change of wire mesh Jali only	01 Required	01 Required		

Note : Minor changes in dimensions will be accepted prior to commencement of work.

Common Area

- (a) **Making underground drainage** with 3" CPVC Pipe for washing machine outlet and provision for water supply connection also.
- (b) Grouting work on roof top and water proofing and re - plastering of water tank plinth.

- (c) Providing and fixing of MS railing in 50% area of roof top including painting.
- (d) Dismantling of drain CI Pipe line 3" and Supply and fixing new PVC pipeline for drainage system in kitchen.
- (e) Providing and connecting drainage from the roof each of three quarters and connecting it to underground drainage system.
- (f) Iron Cover to cover the open area on top roof size (3' x 3').
- (g) OBD work for 03 Staff Qtrs, windows, doors and common stair case including scraping the area, putty work and two coat of Asian Oil bound distemper.
- (h) **Dismantling of wall Size 4' x 4' and Jali door in staircase at 2nd floor and providing 4' x 4' window Jali**

Make & Material

66. The work will be carried out as per engineering practice and all materials to be incorporated as per following makes: -

- | | | |
|---|---|--|
| (a) CPVC Pipe | - | Diplast / Supreme/ Finolex |
| (b) Floor and Wall Tiles | - | Kajaria / Somany |
| (c) WC, Flush Tank, Cistern
Toilet Seats | - | Cera / Hindware |
| (d) Bib Tap, Angle Cock, | - | Cera/Jaguar all fittings with 5 year
warranty |
| (e) LED Lights | - | Philips / Havells |
| (f) Switch, Socket | - | Anchor (Croma)/Havells |
| (g) Electrical Wiring | - | Havells / Anchor |
| (h) Looking Glass | - | Saint Gobain |

67. **Samples.**

- (a) The selected vendor will get the sample of each item approved from the client.
- (b) Material once purchased and approved by the Project Monitoring committee will have to be procured in one go and will not be allowed to move outside the campus.

68. There will be no compromise on quality and finishing of final product.

69. There should be no littering of stores / rubble except where work is on.

70. All defects noticed during various stages of inspection, shall be rectified free of cost by the contractor.

71. **Defect Liability.** For any fault occurring in the renovated work and new fixtures, electrical cables and accessories within Four years or warranty period of item whichever is more of installation, the vendor will be responsible to replace it at his own cost. Any defects, faults, deterioration in performance of the material and installations which may appear, during the "Defect Liability Period" or any period as given in the guarantee clause of various items used in the project as agreed by both parties shall be amended/made good by the contractor at his own cost within a reasonable time as mutually agreed between the owner and developer.

72. **Disposal of Scrap Items.** The vendor will be responsible to accept the scrap collected on dismantling of complete materials and quote suitable amount for the same which will be deducted from total value of the project.

73. **Sufficiency of Schedule.** The contractor shall be deemed to have satisfied himself before tendering as to correctness and sufficiency of his tender for Repair & Renovation Work of given dimensions and prices quoted therein which shall cover all obligations under contract for satisfactory completion of works, and stipulated performance in its preview.

(a) Contractor shall take exact measurements and requirement of civil work during site visit to complete the filling of Schedule of Quantities and Rates.

(b) Adequacy of quantities as given in Schedule of Quantities and rates to be verified by the bidder during site visit. The selected contractor will be required to furnish following certificate on his/her official letter head.

“ I have perused the Schedule of Quantities, related it to the actual site and rates for Repair & Renovation Work of 3 x B Type Quarters and certify that quantities of items/stores are adequate for Repair & Renovation Work as per given scope of work”

GENERAL CONDITIONS OF CONTRACT

Materials and Services

74. Labour and Material.

(a) The contractor shall provide at his cost, all necessary material, tools, tackles, skilled manpower for proper execution of works specified in the schedule of the quantities and as for painting high rise buildings.

(b) Any discrepancy in schedule of quantities and ground requirement shall be brought to notice of owner/PMC for decision, immediately.

75. Make of Material.

(a) Contractor shall provide all material of specific makes as per para **66 above** or accepted during discussion stage or from approved list of makes.

(b) Alternative material, if required, shall only be procured only after written approval for makes.

(c) Procurement and use of material of makes not in approved list shall be sole responsibility of the contractor. Contractor shall replace all such material at no additional cost within stipulated period.

76. Authorities and Law. Contractor shall indemnify owner from all conflicts arising out of provisions of regulations and laws.

77. Material and Workmanship.

(a) All the materials to be supplied for execution of works shall be of first quality, new and strictly as per specifications.

(b) The contractor shall be responsible for any loss or damages to the building fittings or surroundings due to work carried out by him and will make good the loss at his own expenditure.

(c) All the works shall be executed with highest quality of workmanship and as directed by the owner/as per industry standard.

(d) In case of mock-ups or approved samples, the quality of the same shall be adhered to for all works and any work quality & material below that standard will be rejected.

78. **Co-ordination.** Contractor or his authorised representative shall be responsible for co-ordination with all other agencies working at site for smooth functioning and timely completion of works. The Contractor shall arrange his work program to suit the priorities given by Owner and prevent hindrance to academic curriculum.

79. **Arbitration.** All the disputes of any kind in connection with contract shall be referred to the College Administration for settlement. For legal remedies, jurisdiction of District Courts Mohali shall apply.

80. **Removal of Material from the Site.** The owner during the progress of work have power to order in writing removal from the works any material/installations which in their opinion are not as per specifications or instructions, and for carrying out rectification/rework within specified time and contractor shall carry out such removals/rework as per specification at his own cost. The owner/engineer can get such rectifications/rework done from other agencies at the cost of contractor, if the same are not carried out by them in the stipulated and agreed period.

81. **Labour Laws.** Existing labour laws in district Mohali shall apply. All laws related to Labour, PF, ESI, medical insurance etc. shall be adhered to by contractor. No child Labour shall be employed by contractor.

82. **General Insurance.** Contractor shall provide necessary insurance cover for all personal, equipment and material in his scope till the project is successfully handed over. Necessary insurance cover shall also be provided for manpower employed on site. Contractor shall indemnify owner and their representatives employed and hold them harmless in case of any damages injuries/accidents and any claims arising out of them.

83. **Date of Commencement and Time for Completion.** The date of commencement of work shall be accounted from the date of issue of Work Order. A total of 45 days will be allotted for completion of work.

84. **Time Extension.** No time extension will be granted for completion of work after 45 days. Time extension will only be considered in case of natural calamities.

85. **Penalty for Delayed Completion of Work.** Having laid down the date of commencement and completion of work, the Contractor will prepare a schedule of work and submit same to the owner. Final schedule will be worked out in mutual consultation between the owner and the contractor within the overall period of 45 days or less given for completion of work. All payments will be made as per completion of schedule of work. Any delay in schedule of work will also lead to delayed payment. In addition, penalty of 2% on the due amount on the running bill due as per schedule will be levied.

86. **Termination of Contract.** Owner shall be entitled to terminate the contract in case contractor fails to fulfil one or more conditions of contract

- (a) Has abandoned the work.

- (b) Has failed to commence the work or has without any lawful excuse under contract conditions suspended work progress for more than two days or, Has failed to proceed with the works and failed to make such due progress for timely completion of works or.
- (c) Has failed persistently to observe and perform works as per specifications and contract conditions.
- (d) Subletting of contract.

SPECIAL CONDITIONS OF CONTRACT

87. **Storage and Office Shed and Safety of Material.** The contractor has to prepare his own store and office shed. The owner at site will provide the suitable space. **The contractor will be responsible for safety of his materials stored on site.** The contractor shall make his own arrangements for housing of his staff. The Contractor will not be given space for living of his workers/to put up Labour camp inside the college premises. Contractor shall make his own arrangement outside the premises without causing any hindrances to the Owner. After completion of work the office & store shed shall be dismantled/ removed by the contractor at his own cost.

88. **Security and Safety.** Following security and safety precautions to be followed: -

- (a) Entry of worker will be controlled for security. The supervisor/rep of contractor to identify the worker and then only they will be let inside the campus.
- (b) The contractor shall strictly follow all security rules of ALL particularly bearing upon the inward & outward movements of his transport, people and equipment and shall also execute the work in such a manner so as to cause the minimum disturbance to the working of the owner.
- (c) Worker handling equipment should be suitably trained to prevent any accident. Security precautions should be followed while working on the height.
- (d) There should be no littering of stores where construction work is on.
- (e) The material as well as the work will be checked by the project monitoring committee.
- (f) Train for lifting of stores from ground to be established from outside the building. Movement of Labour and material will be allowed inside the Hostel block only under supervision and for specific time.
- (g) **Identification Documents.** Photocopies of the Voter card or Adhaar Card for the labourers will be submitted at the gate. The Project Monitoring Group shall be notified first if there is a change in labour the following day.
- (h) Owner / PMC or their authorized representative shall have access to works being carried out at all reasonable times. No person, not authorized by owner except representatives of public authorities shall be allowed at work site at any time.
- (j) Readily accessible First Aid Kit including adequate sterilized cotton and dressing shall be provided on site.
- (k) All workmen working at heights shall be provided with safety belts/ harnesses.
- (l) All the electrical connections taken for construction purpose shall have earthing wires provided for equipment earthing.
- (m) Live wires shall not laid on ground/road or taken on surface without protective cover.
- (n) Contractor shall be responsible for local hygiene of work
- (o) Project Monitoring Committee (PMC) will also monitor the progress and

quality of construction including technical aspects involved.

(p) All workmen and supervisors shall be provided with helmets/safety caps.

(q) Contractor is to make all arrangements to prevent injury or damage to workers and material due to electrocution.

89. **Work Under Supervision.** Project Monitoring Committee will be responsible to check the work at site.

Prices.

90. The prices quoted in the schedule of works shall remain fixed during the period of contract. Bidder shall clear state taxes, statutory duties and levies which he is required to pay. The rates quoted by Bidder for the items in schedule of rates shall be inclusive of all taxes, duties etc. No separate amounts shall be payable to the contractor on this account. Any upward statutory duty/ tax variation shall be payable on production of proof and necessary reduction shall be affected for downward variation.

Payments

91. Having laid down the date of commencement and completion of work, the builder will prepare a schedule of work and all payments will be made as per completion of schedule of work. Any delay in schedule of work will also lead to delayed payment. In addition, penalty of 2% on the due amount on the running bill due as per schedule will be levied. The delay will however be not applicable in conditions due to acts of fire, floods, earthquakes and other acts of God, sabotage, revolt, strikes and lockout of more than two weeks. In all such cases, the builder will be duty bound to bring the delay to the notice of the owner in an earliest possible time frame and same to be submitted to the owner in writing

92. Running bills will be submitted as per schedule of payments mentioned in payment plan given at para 95 below.

93. The payment of the bill submitted by the vendor should be as per the SOQs and will be paid within 14 days of submission of bills. The gap between the two bills will be minimum 15 days.

94. The payment will be made after making deductions of TDS as applicable.

95. **Payment Terms.**

(a) 10% as an advance.

(b) 40% after completion of 30% work.

(c) 50% after completion of work

96. **Completion of Work.** The work shall be deemed to have been completed on submission of written certificate by the builder and accepted by the owner after due checks and inspection in writing.

COMPLETION CERTIFICATE

97. **Documents.** Following documents to be submitted by the builder: -
- (a) Details of specification of material used.
 - (b) Details and brands of material used.
 - (c) Guarantee/warranty cards in respect to each material / equipment.
98. **Agreement.**
- (a) The Contractor will be required to sign an agreement with the College after completion of Tender process and selection of L1 vendor.
 - (b) The Agreement will contain all conditions of contract, Scope of Work, General and Special Conditions of Work.

SEHDULE OF QUANTITIES**REPAIR & RENOVATION OF 3 X B- TYPE QUARTERS
IN ARMY INSTITUTE OF LAW
SECTOR 68 MOHALI**

S.No	Description	Cost	GST	Amount	Remarks
1.	Cost of Kitchen work				
2.	Cost of Washroom Work				
3.	Cost of Living Room Work				
4.	Cost of Bed Room Work				
5.	Cost of Common Area				
6.	Any extra Charges				
7.	Total				

8. Time required for completion of Work -

9. **Prices.** The prices quoted in the schedule of works shall remain fixed during the period of contract. Bidder shall clear state taxes, statutory duties and levies which he is required to pay. The rates quoted by Bidder for the items in schedule of rates shall be inclusive of all taxes, duties etc. No separate amounts shall be payable to contractor on this account. Any upward statutory duty/ tax variation shall be payable on production of proof and necessary reduction shall be affected for downward variation.

10. **Extra Items.** Contractor may be required to move in extra items due to site requirements or changes. All such items shall be carried out by contractor after written consent from client. Contractor shall submit a rate analysis of these items based on market rates. Work will be undertaken after receipt of approval in written.

11. **Sufficiency of Schedule.** The contractor shall be deemed to have satisfied himself before tendering as to correctness and sufficiency of his tender for works and prices quoted therein which shall cover all obligations under contract for satisfactory completion of works, and stipulated performance of system/equipment in his preview.

Signature of Vendor _____