

**TENDER DOCUMENTS  
FOR  
RENOVATION OF 10 X WASHROOMS ON  
3rd FLOOR OF BOYS & GIRLS HOSTEL OF  
ARMY INSTITUTE OF LAW  
SECTOR-68, MOHALI**

- 1. DATE OF ADVERTISEMENT : 02 May 2024**
- 2. FAMILIARISATION VISIT TO THE SITE  
TO UNDERSTAND COMPLETE SCOPE OF WORK : 03 May 2024 to 23 May 2024**
- 3. DATE OF SUBMISSION OF TENDER : 24 May 2024 upto 1600 hrs**
- 4. DATE OF OPENING OF TENDER : 27 May 2024 at 1030 hrs at AIL**

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**RENOVATION OF 10 X WASHROOMS ON 3<sup>rd</sup> FLOOR OF BOYS & GIRLS HOSTEL OF  
ARMY INSTITUTE OF LAW SECTOR-68, MOHALI**

**Definition of Terms**

1. **'Owner/Purchaser'** shall mean the client on whose behalf this enquiry is issued and his authorized representative.
2. **'Bidder'** shall mean party who quotes against this enquiry.
3. **'Contractor'** shall mean the successful `BIDDER' whose bid has been accepted by Owner and on whom Purchase/Work Order is placed.
4. **'SITE'** shall mean the actual place of work.
5. **'SPECIFICATIONS'** shall mean collectively all the terms and stipulations contained in these provisions of contract as general and special conditions, Scope of Work and Quality.
6. **'Month'** shall mean calendar month.
7. **'Plant/Equipment' and 'Works'** shall mean respectively the goods to be supplied and services to be provided by contractor.
8. **Contract/Work Order'** shall mean the order specifying works and associated specifications to be executed by the "Contractor".
9. **'Contract Period'** shall mean the period during which "Owner" and "Contractor" shall execute the entire contract as agreed.
10. **'Guarantee Period' / "Defect Liability Period"** shall mean period during which the plant / equipment and installations shall give same and trouble-free performance as guaranteed by contractor failing which the contractor undertakes to replace the equipment /carry out repairs at his own cost.
11. **'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.
12. **'Commissioning'** shall mean integrated activity of carrying out performance tests, initial and trial operations of system.
13. **'Drawings'** shall mean all drawings submitted by the contractor provided such drawings are acceptable to the owner.
14. **'UR'** means quote unit rate.
15. **'Performance Test'** shall mean all tests to be carried out by contractor as per specifications prior to installation being taken over by Owner under guarantee.

16. **Defect Liability Period.** Defect liability period is a period during which any defect occurring, developed or noticed is to be rectified by the builder or 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 has been stipulated beyond one year and therefore, for such items/equipment the defect liability will be for the given period of warranty/ guarantee.

17. "**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 all the civil work, plumbing work, electrical work carried out by the contractor to renovate 10 x washrooms blocks will give satisfactory performance without any failure, interruption, leakage or malfunctioning of fixtures.

18. **Equipment Guarantee.** Warranty of each item to be mentioned separately. For any fault occurring in any item/equipment in warranty period, the vendor will be responsible to replace it at his own cost.

### **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 envelope on or before the time indicated.

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 BOQ (without price schedule)** attached in this document duly signed by the vendor/Tenderer along with Official Stamp.

23. The tenderer's 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) @ 1% of cost of the contract 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 the L1 Contractor.

25. **Commercial bid to include BOQs with price schedule duly filled, signed and stamped on each page.** Two copies of BOQs /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 BOQ are arithmetically correct. All section wise total amounts shall be written in words also.

27. Completion time will be 25 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.

29. Time is of essence of contract; Therefore, contractor must mobilize adequate technical manpower, labour and & material in a short mobilizations period to site. No extension will be given for completion period as the accommodation is required for use after expiry of 25 days.

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 for visit – 0900hrs to 1600 hrs on working days upto 23 May 2024 till 1300 hrs.

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: -

33.1 Joint ventures are not accepted.

33.2 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.

(a) Three similar works each costing not less than **30%** of the estimated cost put to bid (\_\_\_\_\_).

OR

(b) One similar works each costing not less than **40%** of the estimated cost put to bid (\_\_\_\_\_).

**“Similar work shall mean Undertaking Renovation / Construction of Washrooms.” or Construction of Buildings or Office Complexes.**

33.3. The Bidder should have average annual financial turnover (Gross) of Rs 20,00,000/- during the last two consecutive financial years ending 31<sup>st</sup> 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.

33.4. The bidders 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 stamped and signed by the owner / proprietor of the company.**

**FORM OF TENDER TO BE ACCOMPANIED BY DD (EMD)**  
**@ 1% OF COST OF CONTRACT**

To,

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

Dear Sir/Madam,

Having visited the site and examined the details of the renovation work required, compared the schedule of quantities with the actual site specifications and expectations of quality of work required, I/We hereby offer to execute the works specified below in the specified time of 25 days at the rates quoted in the Schedule of prices attached as per 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**)

34. **Description of Work:** Renovation of 10 Washroom Blocks on third floor of AIL Hostels.

35. Completion period: 25 days after issue of Supply Order / Work Order.

36. Our Bankers are:

- (i)
- (ii)

37. Names of Owner/Partner of Firm

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

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

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

40. Agency/ Company PAN No (specify)-

41. GST No-

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

- (a) Address (attach address proof)
- (b) Landline No
- (c) Mob No
- (d) Email Address

43. 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
(a)				
(b)				

44. DD No. \_\_\_\_\_, Drawn on \_\_\_\_\_ is attached.

45. Proof of Two Similar Works Carried out: -

46. Proof of Annual Average Turn Over.

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

**Schedule of Quantities and Rates**

**Place:**

**Date:**

**Signature & Seal of Contractor**

### **Bidding Process**

48. 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).

49. It is mandatory that Technical and Commercial bids are submitted in separate envelopes. Each envelope to be super scribed as **Technical Bid or Commercial Bid** as the case may be. In case a bidder puts two separate envelopes further in a single bigger envelope, the **envelope be boldly marked " Both Technical and Commercial Bid Inside"**.

**Bidder who does not put Technical Bid and Commercial Bid in separate envelopes, his / their bid will not be considered.**

### **Essential Enclosures for Technical Bid**

50. Application having all complete correspondence address and contact details.  
 51. Demand Draft of EMD @ 1% of total cost quoted by the tenderer to be drawn in favour of AIL Mohal.  
 52. Copy of GST certificate.  
 53. Cancel cheques of bank account.  
 54. Details mentioning similar nature of works.  
 55. Turnover certificate of previous three years up to 31-3-2024.  
 56. Details of availability of technical staff. Names and designation of technical reps who will deal with the project.  
 57. Copy of blank BOQs 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**

58. One copy of Tender document duly signed and stamped on each page.  
 59. One copy of BOQs duly signed by the proprietor / his / her nominated representative and round stamp as attached with tender document.  
 60. A confirmatory certificate as per the format given below made on **Letter head of company or Firm.**

#### **CERTIFICATE**

#### **(To be submitted on letter head of the company/ firm)**

61. I hereby certify that the above firm has never been blacklisted by any Central / State Government / Public Undertaking / Institute on any account.  
 62. I also certify that firm will carry out renovation work as per the specifications given by Institution and also abide all the terms & conditions stipulated in tender.  
 63. I further certify that the firm/ company has adequate technical staff and labour to complete the said work within 25 days of issue of Work Order.

64. I also certify that the information given in bid is true and correct in all aspects and in any case at a later date, if it is found that any details provided are false and incorrect, any contract given to the concerned firm or participation may be summarily terminated at any stage. The firm will be blacklisted and Institute may impose any action as per NIT rules.

Date: \_\_\_\_\_ Name : \_\_\_\_\_  
 Place: \_\_\_\_\_ Business Address : \_\_\_\_\_  
 Signature of Bidder : \_\_\_\_\_  
 Seal of the Bidder : \_\_\_\_\_

### SCOPE OF WORK

#### General Scope of Work

65. 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 for visit 0900hrs to 1600 hrs on working days upto 23 May 2024 till 1300 hrs.

66. All the work should be finalised and finished in line and level and should be completed in a neat and clean manner with 25 days of issue of work order.

**67. Contractor will be required to get sample of all items being used in the renovation work approved from the college administration or Project Management Group (PMG) detailed by the college administration.**

#### Detailed Scope of Work

68. Total No. of Washroom Blocks to be Renovated - 10 Nos  
 69. Total Area for One washroom Block - 130 Sq ft  
 70. **Composition of Each Washroom Block**

<u>S No</u>	<u>Description</u>	<u>Boys Hostel (Qty for One Washroom)</u>	<u>Girls Hostel (Qty for One Washroom)</u>
(a)	No. of Indian Toilet With 01 Flush Tank, 01 Health Faucet and 01 Tap (incl all fittings)	01 Nos	01 Nos
(b)	No. of English Seat With 01 Flush Tank, Health Faucet and 01 Tap (incl all fittings)	01 Nos	01 Nos
(c)	No. of Bathing Area With 03 taps and 01 Shower (incl all fittings)	01 Nos	01 Nos
(d)	Floor Jali	05 Nos	05 Nos
(e)	Bib Taps	07 Nos	07 Nos
(h)	No. of Washbasins with (Diverter) (incl all fittings)	01 Nos	02 Nos with Granite Counter (Size of counter – 4'10" x 2')
(j)	No. of Urinal Pot with Granite Urinal Partition (incl all fittings)	01 Nos	--
(k)	Angle Cock	08 Nos	08 Nos
(l)	Concealed Valve	02 Nos	02 Nos



(m)	No. of Common Area	01 Nos	01 Nos
(n)	No. of Doors (Aluminium)	03 Nos	03 Nos
(o)	No. of Door Frame (Chaukhat)	03 Nos	03 Nos
(p)	No. of Front Door for Re-fixing (Wooden)	01 Nos	01 Nos
(q)	No. of Door Frame (Chaukhat) Iron	01 Nos	01 Nos
(r)	No. of Windows Indian Seat - 01 Nos) (English Seat - 01 Nos) Bathroom - 01 Nos Common Area - 01 Nos)	04 Nos with half glass Pane and half wire mesh Jali	04 Nos with half glass Pane and half wire mesh Jali
(s)	Exhaust Fans 300 mm	02 Nos	02 Nos
(t)	Tube Lights 20 watt	02 Nos	02 Nos
(u)	5 amp Socket	01 Nos	01 Nos
(v)	05 amp Switches with Board	07 Nos	07 Nos
(w)	16 amp Switch and Socket With Board	01 Nos	01 Nos
(x)	Change of wiring, Conduiting and earthing	As per actual	As per actual
(y)	Washing Machine Point	01 Nos	01 Nos
(z)	Underground Pipe Line (Change of all pipe lines)	As per actual	As per actual
(aa)	Water Connection Point	01 Nos	01 Nos
(ab)	Washing Machine Drain (Underground drain)	01 Nos	01 Nos
(ac)	Gate Valve	01 Nos	01 Nos
(ad)	Wall Mirrors with frame 2 feet x 2 feet	01 Nos	--
(ae)	Wall Mirrors with frame 5 feet x 2 feet	--	01 Nos

71. The work will involve renovation of washrooms duly cleaned and functional in all aspects i.e civil work, plumbing work, drainage, and electrical work. The completion time will be 25 days after issue of Supply Order.

72. Detailed Scope of Work to be carried out for renovation of each washroom block will involve following: -

(a) **Civil Work.**

(i) 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.

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

(iv) Black colour Granite counter size 4'10"x2'.

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

panes and supply and fixing new Aluminium doors and windows.  
Sturdy and good quality anti rust fly proofing in bathrooms windows to be provided.

- (vi) Dismantling of drain CI Pipe line 3" and supply and fixing new PVC pipeline for drainage system.
- (vii) Cement work to be provided with water proofing compound and any leakage/seepage to be checked before tiling work
- (viii) The existing window to be replaced with new window
- (ix) Painting and Distemper of complete washroom.
- (x) Strengthening of floors, water proofing, re-laying with new approved tiles with size 2' x 2'. Quality of tiles - Kajaria / Somany
- (xvii) After completion of plumbing work, water proofing of washrooms to be done and checked by storing water in washroom for three days

(b) **Plumbing and Sewage Work**

- (i) Dismantling of all existing plumbing works inside the washroom block i.e. GI/CI pipes, gate valves, bib taps and showers etc and removing of all dismantled items.
- (ii) Water proofing of washroom floor and walls specially CPVC pipe joints.
- (iii) Supply and fixing of CPVC pipes to give new water connections as per scale already mentioned.
- (iv) Supply and fixing new taps, showers, gate valves, jets as per approved samples.
- (v) Fixing of Urinal Pots and Granite Partition Wall - 01 No (in Boys Hostel)
- (vi) Washbasin – 02 Nos
- (vii) Health faucets – 02 Nos
- (viii) Wall Mirrors with frame 5 feet x 2 feet for Girls Washroom
- (ix) Wall Mirrors with frame 2 feet x 2 feet for Boys Washroom
- (x) Shower -01 Nos
- (xi) Wall mounted PVC Flush Tanks -02 Nos.
- (xii) Indian Seat – 01 and WC Western type – 01 Nos with jets /hand spray
- (xiii) Taps with chromium coated high quality, guaranteed luxury segment type.
- (xiv) Other bathroom fittings and accessories as approved by the authority.
- (xv) Making underground drainage with 3" CPVC Pipe for washing machine outlet.
- (xvi) Supply and fixing of Steel Soap rack, Towel rail, Cloth hanger, Toilet paper holder.
- (xvii) One gate valve to be provided from overhead tank to bathroom for On / Off of water.
- (xviii) Replacement to CI pipe joints (3") i.e Tee joint, elbow, Tapped, bend, etc with good quality of run lead and spun yarn complete inside and outside of the building wall.

(ixx) After completion of plumbing work, water proofing of washrooms to be done and checked by storing water in washroom for three days and to be inspected by PMG.

(c) **Electrical Works**

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

(ii) Copper wiring with PVC conduit medium grade with copper wire of make Havells FRLS for 15 Amps Socket with switch -01point, 5 Amps. Socket with switch -01 point and light & Fan point with switch - 07 point.

(ii) Fixing of new exhaust fan of size 300 mm Sweep.

(iii) LED light fittings 20 watts on wall – 02 Nos.

(iv) 16 amp and 6 amp switches and sockets for fixing of washing machines -01.

(v) Connecting the earth wire with the existing earthing system.

(vi) Selected vendor will be required to get 1x sample of each item for approved prior to commencement of work. Vendor to use only approved items for renovation. Work will be required to be completed in 25 days.

73. **Make and Material.** The work will be carried out as per engineering practice and all materials to be of good standard and ISI marked.

- |   |   |   |
|---|---|---|
| (a) CPVC Pipe                               | - | Diplast /Supreme / Finolex                |
| (b) Floor and Wall Tiles                    | - | Kajaria/Somany                            |
| (c) WC, Flush Tank, Cistern<br>Toilet Seats | - | Cera / Hindware                           |
| (d) Bib Tap, Angle Cock,<br>all fittings    | - | Cera/ Jal/ Jaguar with guarantee of 5 yrs |
| (e) Exhaust Fan<br>300 mm Sweep             | - | Crompton / Bajaj / Havells                |
| (f) LED Lights 20 watt,                     | - | Philips/Havells                           |
| (g) Switches and Sockets                    | - | Anchor (Croma) / Havells                  |
| (h) Electrical Wiring                       | - | Copper (Havells/Anchor                    |
| (h) Cement                                  | - | ISI marked                                |

74. **Scope Includes.**

- (a) Neat layout/fixing of wires.
- (b) Testing of wiring and electrical fitments by putting required electrical load for optimum functioning.
- (c) Repair to any damage to existing walls/surfaces.
- (d) Closing of gaps through which conduit pipe has been laid.
- (e) Making of final water pipeline, sewage and electrical diagram (coloured) and supplying same with the project completion report.

75. **Sufficiency of Schedule.** The contractor shall be deemed to have satisfied himself before tendering as to correctness and sufficiency of his tender for renovation of 10 x washrooms of given dimensions and prices quoted therein which shall cover all obligations under contract for satisfactory completion of works, and stipulated performance of system/equipment in its preview.

- (a) Contractor shall take exact measurements and requirement of civil, plumbing and electrical work during site visit to complete the filling of Bill of Quantities and Rates.

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

**“ I have perused the Bill of Quantities and rates along with design of 10 x Washrooms and certify that quantities of items/stores are adequate for Renovation of 10 washrooms as per given design”**

### **GENERAL CONDITIONS OF CONTRACT**

76. **Work Order.** The work order conveys final agreement between owner and contractor on terms and conditions and is exclusive statement of terms of their agreement.

77. **Modification and Variation.** The order may be amended, modified, or rescinded only in writing by both the parties and their duly authorized representatives pursuant to terms stated therein.

#### **Materials and Services**

78. **Labour and Material.**

(i) 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 per drawings and specifications.

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

79. **Make of Material.**

(a) Contractor shall provide all material of specific makes as per para **73 above** or accepted during discussion stage or from approved list of makes.

(b) In case of any problem/ difficulties in procurement of such items, alternative makes will be approved based on samples and specifications submitted by contractor.

(c) Alternative material shall be procured only after written approval for makes.

(d) 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.

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

82. **Material and Workmanship.**

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

(iii) Wherever available, material/equipment to be of ISI mark.

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

(v) All the installation rates are deemed to include handling, erection, fabrication services, testing and erection hardware required for all items.

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

(vii) 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.

83. **Sale of Salvage.** The vendor will be responsible to accept the scrap collected on dismantling of washrooms and auction in presence of Project Monitoring Committee the said amount will be deducted from total value of the project.

84. **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 building progress and priorities given by Owner.

85. **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.

86. **Removal of Material/ Installations.** 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.

87. **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.

88. **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.

89. **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 25 days allotted for completion of work.

90. **Time Extension.** No time extension of the work because accommodation is to be allotted to the students after 25 days.

91. **Penalty for Delayed Completion of Work.** Having laid down the date of commencement and completion of work, the builder 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 25 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. The delay will however be not applicable in conditions as brought out under para 98. 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. **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.
- (d) Has failed persistently to observe and perform works as per specifications and contract conditions.
- (e) Subletting of contract.

### **SPECIAL CONDITIONS OF CONTRACT**

93. **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. The cost of putting up the labour camps will be borne by the Contractor. After completion of work the office & store shed shall be dismantled/ removed by the contractor at his own cost.

94. **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 AIL 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 project monitoring team.
- (f) Train for lifting of stores from ground to be established from outside the Hostel building. Movement of Labour and material be allowed inside the Hostel block.
- (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 / PMG 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.
- (m) All the electrical connections taken for construction purpose shall have earthing wires provided for equipment earthing.
- (n). Open/temporary jointing of the cables shall be avoided and all connections shall be taken through proper sockets & plug tops, Insulated joints and switches etc.
- (o) Live wires shall not be laid on ground/road or taken on surface without protective cover.
- (p) All workmen and supervisors shall be provided with helmets/safety caps.
- (r). Contractor is to make all arrangements to prevent injury or damage to workers and material due to electrocution.

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

96. **Disposal / Procurement of Materials.**

- (a) The vendor will be responsible to accept the scrap collected on dismantling of washrooms and also auction in presence of Project Monitoring Committee for the same which will be deducted from total value of the project.
- (b) Owner will not take over excess quantities of any items unless it is specifically agreed.
- (c) Contractor shall have to take back all such quantities without any financial burden on client.

### **Prices**

97. 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 effected for downward variation.

## **Payments**

98. 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 2 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

99. Running bills will be submitted as per schedule of payments mentioned in payment plan given at para 100 below.

100. 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.

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

### 102. **Payment Terms.**

- (a) 20% as an advance.
- (b) 40% after completion of 30% work.
- (c) 35% after completion of work
- (d) Balance 5% payment after 6 months of completion of work.

## **Defect Liability**

103. **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. The "Defect Liability Period" shall commence from the date of such acceptance by the owner and will expire after 365 days from the date of commencement except where ever individual warranty/ Guarantee of the material/items exists.

104. Any defects, faults, deterioration in performance of the material and installations which may appear, during the "Defect Liability Period" of **twelve months** 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.

105. In case of default on provision of para 89 above, owner may employ and pay other person to make good the defects and deduct the expenses from the dues payable to the contractor.



**COMPLETION CERTIFICATE****106. Drawings and Documents.**

(a) On completion of work, the contractor will submit two copies of complete drawings in colour covering all essential details of equipment, fittings, electrical and plumbing work. Following set of (two copies) will be submitted: -

- (i) Electrical layout.
- (ii) Water and plumbing work layout.

(b) Following documents to be submitted by the builder: -

- (i) Details of specification of material used.
- (ii) Details and brands of material used.
- (iii) Guarantee/warranty cards in respect to each material / equipment.

**107. 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.

**SCHEDULE OF QUANTITIES AND RATES**  
**RENOVATION OF 10 X WASHROOMS ON 3rd FLOOR OF BOYS & GIRLS HOSTEL OF**  
**ARMY INSTITUTE OF LAW, SECTOR-68, MOHALI**

S.No	Description of Work	A/U	Qty	Cost	Amount	Total incl GST	Remarks
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1.	(a) Dismantling of existing and removal of all dismantled items: -						
	(i) Doors & Door Frames	Nos	30				
	(ii) Windows & window frames	Nos	40				
	(iii) Window panes and wire mesh Jali.	Nos	40				
2.	(b) Dismantling of entire existing civil work i.e.						
	(i) PCC flooring	Sq ft	1300				
	(ii) Wall plaster	Sq ft	1400				
	(iii) Tiles	Sq ft	3400				
	(iii) Wash Basins	Nos	16				
	(iv) Wash basin Counter	Nos	06				
	(v) Urinal Pots	Nos	04				
	(vi) Indian and WC Seats	Nos	20				
3.	(c) Dismantling of all plumbing and drain	As per actual	As per actual				
	(i) Sewage (CI) works i.e. GI and CI pipes,						
	(ii) Concealed valves	Nos	20				
	(iii) Bib Taps	Nos	80				
	(iv) showers etc and removing of all dismantled items.	Nos	10				
4.	(d) Dismantling and removal of all Electrical items: -	mtrs	As per actual				
	(i) Wiring						
	(ii) Exhaust fans	Nos	20				
	(iii) Switches 5 amp with switch boxes	Nos	70				
	(iv) Sockets 5 amp with switch boxes	Nos	10				
	(v) 15-amp Switch and Socket with switch boxes	Nos	10				
	(vi) LED Tube light set 20 watt	Nos	20				

S.No	Description of Work	A/U	Qty	Cost	Amount	Total incl GST	Remarks
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
5.	(i) Strengthening of floors Cement work to be provided with water proofing compound.	Sq ft	1300				
	(ii) Water proofing of floors Cement work to be provided with water proofing compound.	Sq ft	1300				
	(iii) Water proofing and replastering of walls. Cement work to be provided with water proofing compound	Sq ft	1400				
	(iv) Re-laying of floor with new approved tiles with size 2' x 2'.	Sq ft	3400				
6.	Supply and fixing of Black colour Granite counter size 4'6" x 2'2"	Nos	06				
7.	Supply and fixing of Granite Partition for Urinal Pot Size 2'6" x 1'6"	Nos	04				
8.	(i) Supply and fixing new Aluminium doors and frames.	Nos	30				
	(ii) Repair, Re-fixing, and Re-painting of Main Door	Nos	10				
	(iii) Supply and fixing of new windows, window frames and window panes. (with half glass pane and half wire mesh)	Nos	40				
	(iv) Sturdy and good quality anti rust fly proofing in bathrooms windows to be provided	Nos	40				

S.No	Description of Work	A/U	Qty	Cost	Amount	Total incl GST	Remarks
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
9.	Supply and fixing new PVC pipeline for entire washroom block water connections. CI pipe joints (3") i.e Tee joint, elbow, Tapered, bend, etc with good quality of run lead and spun yarn complete inside and outside of the building wall drainage system	Nos	As per actual				
10.	Painting and Distemper of complete washroom	Sq ft	1400				
11.	Fixing of Urinal Pots and Granite Partition Wall - 01 No (in Boys Hostel)	Nos	04				
12.	Fixing of two washbasins in Girls Hostel Block	Nos	12				
13.	Fixing of One Washbasins in Boys Hostel Block	Nos	04				
14.	Wall Mirrors with frame 5 feet x 2 feet Girls Hostel Block	Nos	06				
15.	Wall Mirrors with frame 2 feet x 2 feet Boys Hostel Block	Nos	04				
16.	Indian Seat – 01 and WC Western type – 01 (per washroom)	Nos	20				
17.	Wall mounted PVC Flush Tanks incl all fittings -02 Nos (per washroom)	Nos	20				
18.	Health faucets – 02 Nos (per washroom)	Nos	20				
19.	Taps with chromium coated high quality, guaranteed luxury segment type. – 06 Nos per washroom	Nos	60				
20.	No of Washbasins with Diverter incl all fittings	Nos	16				

S.No	Description of Work	A/U	Qty	Cost	Amount	Total incl GST	Remarks
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
21.	Shower with chromium coated high quality guaranteed luxury segment type. 01 (per washroom)	Nos	10				
22.	Concealed Valve	Nos	20				
23.	Gate Valve	Nos	10				
24.	Making underground drainage with 3" CPVC Pipe for washing machine outlet	Nos	10				
25.	Supply and fixing of (i) Steel Soap rack	Nos	10				
	(ii) Towel rail	Nos	10				
	(iii) Cloth Hanger with six hooks	Nos	10				
	(iv) Toilet paper holder.	Nos	20				
26.	Supply and laying of copper wiring with PVC conduit medium grade with copper wire FRLS for	Mtrs	As per actual				
	(i) 15 Amps Socket & switch with box - 01 point. (Per washroom)	Nos	10				
	(ii) 5 Amps. Socket with switch with box -01 point. (Per washroom)	Nos	10				
	(iii) Switch 5 amp - 07 point with box (per washroom)	Nos	70				
27.	Fixing of new exhaust fan of size 300 mm Sweep.	Nos	20				
28	LED light fittings 20 watts on wall – 02 Nos (Per washroom)	Nos	20				
29.	16 amp and 6 amp switches and sockets for fixing of washing machines -01.	Nos	10				
30	Total (In Words _____ _____						

31. Make and Material of items as per mentioned in para 73 above.

32. **Prices.** The prices quoted in the schedule of works shall remain fixed during the period of contract. 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.

33. **Extra Items.** Contractor may be required to carry out 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.

34. **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.

35. **Undertaking by the Bidder.**

- (a) I undertake to complete the renovation of work within 25 days of issue of work order.
- (b) I undertake to sell all the salvage to local vendors in presence of the representative of the owner and deduct the same from the tender cost.
- (c) I undertake to abide by all provisions of this tender document.

**Signature of Vendor** \_\_\_\_\_

