



**Employees State Insurance Corporation
INDIRA GANDHI E.S.I. HOSPITAL
JHILMIL,
DELHI-110095**

Tender Documents

Name of Work: - Annual Repair and Maintenance of Work of IG ESI Hospital,
and Staff Quarter Jhilmil, Delhi-110095
for the year (2009-2010.)

Phone No. 011-22144818

Website-www.esic.nic.in



INDIRA GANDHI E.S.I. HOSPITAL, JHILMIL, DELHI-95

NOTICE INVITING TENDERS

Sealed tenders in two-envelope system are invited from the eligible contractors for providing Annual Repair and Maintenance Services listed under scope of work in the bid Document.

Details of the project for which tenders are invited are as follows:-

1. Nature of facilities -Hospital and Staff Quarters.

i) Total plot area of the Hospital and Staff Quarters: 8 acres

ii) Detail of Plinth Area: - : Hospital - 13891.20 m²
Office Block – 838.19 m²,
Staff Quarters – 4607.00m²

2. Name of Work: Annual Repair and Maintenance of Civil and Electrical Work of ESI Hospital & Residential Colony, Jhilmil, Delhi.

3. Scope of Services to be provided: The Agency will be responsible for repair and maintenance of following works.

1. Internal/External electric works including H.T/L.T panels, Relays, Substation, Street lights, Electrical wiring, Signages, Staircase lights etc. for maintaining uninterrupted electric supply.
2. Water supply, Sanitary, Plumbing, Tube Well and Water Pumps operation & maintenance etc.
3. Storm drainage and Sewage disposal work.
4. Building Repair and Maintenance of civil works including painting & white washing etc...
5. Landscaping and Horticulture work.
6. Operation and Maintenance of DG set of 352.5 and 180 KVA Capacity.
7. Operation and maintenance of Central AC plant of 280 TR and window/split AC and Split Acs (Total fifty).
8. Maintenance of Fire protection system.
9. Maintenance of Token display system.
10. Repair and day to day maintenance of Boilers and Laundry Equipments.

Estimated Cost: Rs. 156 Lakhs approx.

4. Period of Contract: 1.4.2009 to 31.3.2010 (Twelve months).

5. Eligibility Criteria: The tenderers should have minimum two years experience in works of similar nature. They should have undertaken/completed the following work in the last 2 financial years.

1. (a) One similar work of value not less than Rs.156 lakhs per annum.

Or

(b) Two similar works, each of value not less than Rs. 78 lakhs per annum.

6. Earnest Money: 3.12 lakhs (to be deposited along with tender, in form of DD/Bankers Cheque favoring **ESIC FUND A/C No. 1** payable at **Delhi**).

7. Cost of Tender: Rs. 1000/- (Non refundable), by DD in favour of **ESIC FUND A/C No. 1** payable at **Delhi**.

8. Tender document: It can be obtained from 3.3.2009 to 17.3.2009, 10 am to 3 pm from the office **Joint Director (Administration)/Estate Branch ESI Hospital, Jhilmil, Delhi-95.**

9. Tender documents can also be obtained by downloading from ESIC website www.esic.nic.in and submit the demand draft worth Rs. 1000/- on account of cost of tender form.

10. Last date of submission of Tender: 19.3.2009 upto 1 pm

11. Date of opening of Tenders: The tenders shall be opened in the presence of the tenderers who choose to be present on the same date on 19.3.2009 at 2.30 pm.

12. Incomplete, conditional or telephonic bids will not be considered and summarily rejected.

13. The competent authority reserves the right to accept or reject any or all applications without assigning any reason.

(SAUMITRA GHOSH)
Joint Director (Admn)

MAINTENANCE OF CIVIL & ELECTRIC WORKS INCLUDING LABOUR AND MATERIALS.

OPERATION SCOPE OF SERVICES TO BE PROVIDED BY THE AGENCY.

1. Internal Electrical works.
2. Water supply, sanitary and plumbing works.
3. Storm drainage & sewage disposal works.
4. Building repair and maintenance of civil work.
5. Land scaping and horticulture work.
6. Repair and day to day maintenance of DG Set (2 Nos.), Pumps, Boilers & Laundry Equipments, HT/LT Sub Station (11 KV/440 V) with Servo Stabilizer and HT/LT Transformers (2 Nos.), Central Air-conditioning System, Window A.Cs, Fire equipments/Fire hydrant system.
7. White Wash and Paints of Hospital and Residence Colony as per CPWD norms.
8. Maintenance of External Wiring and Street light of the hospital and colony.
9. Maintenance Token and Moving display system.
10. Cleaning of Sewer lines of the hospital and colony daily.
11. Cleaning of Storm water drains daily.
12. Uninterrupted water/electric services in the hospital and colony.
13. Water tankers are to be arranged in case of shortage of water supply from M.C.D.
14. Water should be tested from **Shree Ram Lab** or any Govt. approved Lab on the (Quarterly basis).
15. U/G tanks O/H tanks are required to be cleaned periodically.
16. Man power Attendance Register is to be maintained.
17. Civil, Electric Engineers should be available at site.
18. Uniform, Identity Cards, Name Plates have to be provided each and every Staff. Bio- data of each staff should be maintained and whenever asked have to be shown immediately.
19. All Tools, Plants and materials to carry out the ARM work at site are to be provided by the Contractor.

20. Operation of the existing Water Tube -well for uninterrupted water supply.
21. Operation and Maintenance of the existing sewage disposal pump in the Hospital Complex.

INSTRUCTION TO THE TENDERERS

1. Sealed offers under two envelop systems in the prescribed forms are invited from eligible tenderers for providing Annual Repair and Maintenance services listed under scope of services in the bid documents.
2. The amount of earnest money deposit (EMD) shall be Rs. 3,12,000/- (Rupees three lakhs twleve thousand only) in the form of DD/Pay Order, drawn in favour of **ESIC A/C No. 1** payable at **Delhi**.
3. Tender form shall be completed in all respect. Incomplete tenders or tenders without E.M.D shall be treated as invalid.
4. Last date of submission of tenders is 19.3. 2009 upto 1 P.M.
5. Date and time of opening of tender is 19.3.2009 at 2.30 P.M.
6. Each and every page of the tender documents should bear the stamp and signature of the authorized representative/quoting firm. Format I, II & III enclosed shall be filled without exception. The tenderer shall also enclose the latest **Income Tax Clearance Certificate** proof of VAT/works contract Tax Registration where applicable.
7. The rates for each and every item shall be quoted in Figure and words. In case of any discrepancy in rates, the rates written in words shall prevail.
8. The envelope containing tender document shall be sealed and bear the name of work and the name and address of the tenderer.
9. The site for the work is available and can be seen on any working day during office hours by contacting Engineers/Estate Branch.

10. The Competent Authority of ESIC, reserves the right to accept or reject any tender or all tenders without assigning any reason.
11. Conditional tender are liable to be rejected.
12. The tender for the work shall remain open for acceptance for a period of sixty days (60) from the date of opening of tender.
13. These instructions shall form a part of the contract document.
14. The EMD of unsuccessful tenderers shall be refunded within one month after the award of work to the successful tenderer.
15. Rates quoted shall be firm and fixed and are inclusive of cost of manpower, material, machinery, tools and plant etc., all taxes (including service tax), duties and levies, insurance etc. no escalation of whatsoever nature shall be payable.
16. **Eligibility criteria:** The tenderer should have minimum two years experience in works of similar nature. The tenderers should have undertaken/completed the following work in the last 3 years.
- a. One similar wok of value not less than rupees 156 lakhs per annum
(Equals to the value of work to be executed)
Or
Two similar work of value not less than rupees 78 lakhs Per annum
(Equal to 50% of the value of work to be executed)
- b. The tenderer would be required to establish its office within the site of the work in the space provided by the ESIC.
17. **Submission of bids:** Proposals should be submitted in two separate envelopes namely, **Technical Bids** and Financial **Bids**. The technical and financial bids duly sealed in separate envelopes must be kept inside a single third envelope and clearly superscribed as **Annual Repair and Maintenance work of IG ESI HOSPITAL, JHILMIL DELHI - 95**. The envelope should be clearly marked as **Technical Bid (Envelope -I)** and **Financial Bid (Envelope -II)**. This third envelope shall also contain the EMD.

18. Evaluation of Technical Bids: Bids received and found valid will be evaluated by the ESIC to ascertain the best-evaluated bid for the complete work/services under the specifications and documents. The tenderer should take care to submit all the information sought by the ESIC in prescribed formats.

- a. Firm's relevant experience and strength – Profile of agency, registration details, experience of similar works, annual turnover, total manpower employed.
- b. Qualification/Related experience.

19. Financial Bid: The financial bid of the tenderers, whose technical bid is found to be suitable, will be opened in the presence of the tenderers, who choose to attend the opening of financial bid. Minimum two-day notice will be given to tenderers for this purpose.

20. Award of Work:

- I. The selection of the agency will be at the sole discretion of the ESIC who reserves its right to accept or reject any or all the proposals without assigning any reason.
- II. The contract for the Annual Repairs and Maintenance shall be awarded to the best qualified responsive tenderer.
- III. Upon evaluation of offers the notification on award of contract will be intimated to the successful tenderer

21. Duly filled Offer Document should be deposited in the Tender Box on before

19.3 .2009 upto 1.00 PM at following address.

**Joint Director (Admn.)
Administrative Block
IG ESI HOSPITAL,
JHILMIL, DELHI-110095.**

Format I**BRIEF DESCRIPTION OF THE FIRM**

(With an outline of the experience of the firm for similar works during last three years)

- a) Name of the firm
- b) Year of registration
- c) Type of firm (Individual/Proprietary/Limited Company or any other)
- d) In house facilities available in following fields.

S.No.	Fields	Manpower with more than 10 years experience	Manpower with 5 to 10 years experience	Manpower with lesser than 5 years experience
1.	Original/Annual repair works (civil)			
2.	Laying/Repair and Repair			

	and Maintenance of water supply, plumbing & sewerages, drainage			
3.	Electrical work			

Note:-

- Provide documents in support of the details provided in above format, failing which the authenticity of the information may not be accepted.

Signature _____

Name and Address _____

Format II

EXPERIENCE OF COMPANY

(Experience of relevant and similar work of construction, pipe laying/annual Repair and Maintenance completed during last three years preceding March, 2009 and ongoing works) Use separate sheet for each work.

1.	Project title and Location	
2.	Name of the Client and Address	
3.	Describe area of Particiaption (Specific Work done/Services rendered by the applicant)	
4.	Period of Work Done/Services rendered for the project	

5.	Total cost of work/AMC cost	
6.	Date of start of the work and the present status	
7.	Any other details	

NOTE:

Supporting documents like certificates from the client in support of each of the above projects to be furnished.

Signature _____
Name and Address _____

Format - III**MINIMUM MAN POWER TO BE AT SITE FOR ELECTRIC WORKS.**

S.NO	CATEGORY	QUALIFICATION & EXPERIENCE	LABOUR REQUIRED	DUTY HOURS.
1.	Foreman (Electric)	Diploma In Electrical having Experience in the field of maintenance of cent.AC, Sub-station etc.	1General Shift	General Duty
2.	Electrician	ITI Elect. Exp. In maintenance	3 per shift	Round the clock (9)
3.	Electric Fitter.	ITI Elect. Exp. In maintenance	1 per shift	Round the clock (3)
4.	A.C. Plant Operator.	ITI Elect. Exp. In A.C maintenance	1 per shift	Round the clock (3)
5.	Fireman	Licence/qualified person in the field of fire control	1 per shift	Round the clock (3)
6.	Assistant/Helper	Unskilled	6 per shift	Round the clock (18)

MINIMUM MAN POWER TO BE SITE FOR CIVIL WORKS.

S.NO	CATEGORY	MAN POWER CIVIL.	DUTY TIME
1.	Sewer man	2	Daily
2.	Sewer pump Operator	1	Daily
3.	Pump Operator, ITI (Elect.)	1 per shift	Total 2
4.	Mali	5	Daily

NOTE: - Only Licensed/Certified Electrician/Operators shall be deployed preferably the other skilled worker deployed shall also be Licensed/certified. License of the electricians to be enclosed. Other certificates of the technical qualification also to be enclosed. All the above Staff on the Contract shall wear uniform and batches identifying their category and name in English and Local Language.

Signature _____

Name and Address _____

FINANCIAL BID (PART B)

Name of work: A.R.M. of Civil & Electric work at IGESI Hospital, Jhilmil, Delhi – 95.

ABSTRACT OF COST**A. Supply and Services of Workers**

S.No.	Description of Items	Unit	Rate	Amount(Rs.)
1.	Maintaining an office in space provided by ESIC and attending to Repair and Maintenance work with the above maintenance staff with all required helpers tools			

	and plant in attendance six days in the week as per format –III.	One month		
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Note: The Contractor shall maintain an inventory and use common miscellaneous sundry materials (lead, hemp etc.) which are required for the work the cost of which is included in the above item.

In case of absence of any of the above mentioned workers without providing suitable replacement, an amount of Rs. 300 per day shall be recovered as liquidated damages per person per day of absence.

Signature _____
Name and Address _____

B. BILL OF QUANTITIES – Measurable items of works.

S.No.	ITEM OF WORK	UNIT	QTY	RATE	AMOUNT

As per Enclosure V: - 1. For Civil Work, Page 29 to 38.

2. For Electrical Work, Page 39 to 48

Note: payment shall be made for actual quantities executed at the contract rate.

The work shall be carried out as per the enclosed programme (Annexure 'C')

The Employer may at his sole discretion extend the time for completion on submission of full justification by the Contractor.

If the contractor fails to complete the work in time, liquidated Damages @ 1.25% of the total value of work under measurable item of work above shall be recovered subject to a maximum of 5% of the above total value.

ANNEXURE - B

GENERAL CONDITIONS OF CONTRACT

Definitions and Interpretation

1. Definitions

- (a) In the Contract (as hereinafter defined) the following words and expressions shall have the meanings hereby assigned to them except where the context otherwise requires.
 - i) "Employer" means the ESIC and the legal successors in title to ESIC.
 - ii) "Engineer" means the person appointed by ESIC to act as Engineer for the purposes of the Contract.
 - iii) "Contractor" means an individual or firms (proprietary or partnership) whether incorporated or not, that has entered into contract (with the employer) and shall include his/its heirs, legal representatives, successors and assigns. Changes in the constitution of the firm, if any shall be immediately notified to the employer, in writing and approval obtained for continued performance of the contract.

- (b) (i) "Contract" means these conditions, the Specification, the Bill of Quantities, the Tender, the Letter of acceptance, the Contract Agreement (if completed) and such further documents as may be expressly incorporation in the letter of Acceptance or Contract Agreement (if completed).
 - (ii) "Specification" means the specification of the Works included in the Contract and any modification thereof.
 - (iii) "Drawings" means all the completion drawings, calculations and technical information of a like nature provided by the Engineer to be Contractor under the Contract and all drawings, calculations, samples, patterns, models, Repair and Repair and Maintenance manuals and other technical information of a like nature submitted by the Contractor and approved by the Engineer.
 - (iv) "Bill of Quantities" means the priced and completed bill of quantities forming part of the tender.
 - (v) "Tender" means the Contractor's priced offer to the Employer for the execution and completion of the works and the remedying of any defects therein in accordance with the provisions of the Contract, as accepted by the Letter of Acceptance. The word Tender is synonymous with "Bid "and the words "Tender Documents" with "Bidding Documents".
 - (vi) "Letter of Acceptance" means the formal acceptance of the tender by ESIC.
 - (vii) "Contract Agreement" means the contract agreement (if any) referred to in Sub Clause 9.1.
 - (viii) "Appendix to Tender" means the appendix comprised in the form of Tender annexed to these Conditions.
- (c) (i) "Commencement Date" means the date upon which the Contractor receives the notice to commence the works.
 - (ii) "Time for completion" means the time period for which the contract of Repair and Repair and Maintenance has been awarded by the employer to the contractor.
- (d) "Taking over Certificate" means a certificate issued by employer evidencing successful completion of the awarded work.

- (e) i) “Contract Price” means the sum stated in the Letter of Acceptance as payable to the Contractor for the execution and completion of the Works and the remedying of any defects therein in accordance with the provisions of the Contract.
- ii) “Retention Money” means the aggregate of all monies retained by the Employer.
- (f) i) “Works” means the Permanent Works and the Temporary Works or either of them to be executed in accordance with the contract.
- ii) “Site” means the places provided by the Employer for Repair and Maintenance of IGESI HOSPITAL, JHILMIL, DELHI.
- lii) “Cost “means all expenditure properly incurred or to be incurred, whether on or off the site, including over head and other charges but does not include any allowance for profit.

2. ENGINEER

- a) The Engineer shall carry out the duties specified in the Contract.

5. Custody and Supply of Drawings and Documents

The Drawings shall remain in the sole custody of the employer/Engineer, but copies as required thereof shall be provided to the Contractor free solely for the purpose of this contract.

11. Sufficiency of Tender

The Contractor shall be deemed to have based his Tender on the data made available by the employer and on his own inspection and examination of this site conditions.

12. Contractor’s Employees

The Contractor shall provide on the site qualified and experienced technical staff in connection with the Repair and Maintenance of the Works and the remedying of any defects therein. The minimum staff shall be as per description of work mentioned in BOQ.

13. Engineer at Liberty to object.

The Engineer shall be at liberty to object to and require the contractor to remove forthwith from the Works any person provided by the contractor who, in the opinion of the Engineer, misconducts himself, or is incompetent or negligent in the proper performance of his duties, or whose presence on Site is otherwise considered by the Engineer to be undesirable, and such person shall not be again allowed upon the Works without the consent of the Engineer. Any person so removed from the works shall be replaced as soon as possible.

14. **Safety, Security and Protection for the Environment**

The Contractor shall, throughout the execution and completion of the Works and the remedying of any defects therein:

- i) Have full regard for the safety of all persons entitled to be upon the Site and keep the Site (so far as the same is under his control) and the Works (so far as the same are not completed or occupied by the Employer) in an orderly state appropriate to the avoidance of danger to such persons, and
- ii) Provide and maintain at his own cost all lights, guards, fencing, warning signs and watching, when and where necessary or required, by the Engineer or by any duly constituted authority for the protection of the Works or for the safety and convenience of the public or others, and
- iii) Take all reasonable steps to protect the environment on and off the Site and to avoid damage or nuisance to persons or to property of the public or others resulting from pollution, noise or other causes arising as a consequence of his methods or Repair.

15. (a) Insurance of work by the Contractor for his liability:

- i) During the Repair and Maintenance period for loss or damage to property and life arising from a cause for which contractor is responsible.
- ii) For loss or damage occasioned by the Contractor in the course of any Repairs carried out by him for the purpose of complying with his obligations.

It shall be responsibility of contractor to notify the Insurance Company of any change in the nature and extent of the works and to ensure the adequacy of the Insurance cover at all times during the period of contract.

15.2 Damage to Persons and Property

The Contractor shall, except if and so far as the Contract provides otherwise, indemnify the Employer against all losses and claims in respect of:

- (a) death of or injury to any person, or
- (b) loss or damage to any property (other than the Works):

Which may arise out of or in consequence of the Repair and Maintenance of the Works and the remedying of any defects therein, and against all claims, proceedings, damages, costs, charges and expenses whatsoever in respect thereof.

16. Accident or injury to Workmen

The Employer shall not be liable for or in respect of any damages or compensation payable to any workman for death or injury resulting from any act or default of the contractor. The Contractor shall indemnify and keep indemnified the Employer against all such damages and compensation and expenses whatsoever in respect thereof or in relation thereto.

16.1 Evidence and Terms of Insurance

The Contractor shall take out appropriate insurance to cover his work and workers and staff employed by him fully. The contractor shall provide evidence to the Engineer/Employer as soon as practicable after the respective insurance have been taken out but in any case prior to the start of work at the Site that insurance required under the Contract have been effected.

16.2 Compliance with Statutes, Regulations

The Contractor shall conform in all respects, including by the giving of all notices and the paying of all fees, with the provision of:

- a. Any national or State Statute, ordinance, or other law, or any regulation, or bye-law of any local or other duly constituted authority in relation to the execution and completion of the works and the remedying of any defects therein, and
- b. The rules and regulations of all public bodies and companies whose property or rights are affected or may be affected in any way by the works, and the Contractor shall keep the Employer indemnified against all penalties and liability of every kind for breach of any such provision.
- c. Any changes required for approval due to revision of the local laws.

17. Default of contractor in Compliance

In case of default on the Contractor in carrying out such instruction within the time specified therein or, if none, within a reasonable time, the Employer shall be entitled to employ and pay other persons to carry out the same and all costs consequent thereon or incidental thereto shall, be determined by the Engineer and shall be recoverable from the Contractor by the Employer, and may be deducted by the Employer from any monies due or to become due to the Contractor and the Engineer shall notify the Contractor accordingly.

18. Time for completion

The Repair and Maintenance work shall be for a period of One year or as mentioned in the letter of commencement and shall start from the date issue of letter commencement and shall stand terminated after the expiry of One Year .

19. Extension of Time for Completion.

The Repair and Maintenance contract may be extended on the written mutual consent of both Employer and Contractor for a further period of one year. However, employer reserve it's right to terminate the Repair and Maintenance contract by giving 15 days notice at any time during the currency of the contract if the services of the agency are not satisfactory as per the opinion of employer or its representative.

20. Defect identification and its rectifications.

Agency shall immediately attend the defects and complaints noticed at site. The agency shall provide and develop a system for regular Repair and Maintenance of all the services which includes defect identification and its immediate rectification so, that services are not affected. It shall be the sole responsibility of the Repair and Maintenance agency that all the services are kept in functional condition round the clock during the currency of the contract.

Defect Liability period shall be 12 months from the date of completion of work under BOQ measurable works. The contractor shall rectify at his own expenses any defect in the work carried out by him during this period. On failure of the contractor to do so, the same shall be completed by the employer at the risk and cost of the contractor.

21. Penalty for Delay.

If the Contractor fails to attend any complaint or defect in due course of time and if in the opinion of engineer delay is on the part of Repair and Maintenance agency, the employer can impose liquidated damages on the contractor as detailed in the particular conditions.

23. Contractor's Failure to carry out Instruction.

In case of default on the part of the Contractor in carrying out defect rectification works, the Employer/Engineer shall be entitled to employ and pay other persons to carry out the same and if such work, in the opinion of the Engineer, the Contractor was liable to do at his own cost under the Contractor, then all costs Consequent thereon or incidental thereto shall be determined by the Engineer and shall be recoverable from the Contractor by the Employer, and may be deducted by the Employer from any monies due or to become due to the Contractor.

24. Instructions for Variations

Quantities given in the BOQ are estimated quantities. The quantity of any particular item may vary to any extent. Variation in quantity in particular items or overall cost, does not entitle contractor to claim any extra cost.

MEASUREMENT

25. Works to be measured

The Engineer shall be determined by the measurement of the value of actual work done in accordance with the Contract and the Contractor shall be paid proportionately. Part rate shall be made for any part of BOQ items not fully executed. Engineer shall be at liberty to decide the breakup of Lump Sum items and to decide the part rate for any particular item.

Incase over-time working of staff under item no. 1 is required, specific instructions of the engineer is to be obtained. Payment shall be made at applicable overtime rates.

26. Method of Measurement

The works shall be measured net, notwithstanding any general or local custom, except where otherwise provided in the Contract.

CERTIFICATES AND PAYMENTS

27. Monthly Statements

The contractor shall submit a bill in 3 copies to the Engineer by 7th day of each month for the work executed up-to the end of previous month in tabulated form approved by the Engineer, showing the amounts to which the Contractor Considers himself to be entitled. The bill must be supported with the following documents:-

- a. Attendance sheets along-with salary certificates, wages sheets of all the workers and staff deployed against item No.' A'.
- b. Certified bills miscellaneous materials purchased under different head against item no. 'A'.
- c. Details of defects/complaints attended and rectified within time.
- d. Details of complaints attended late.

27.1 Deduction of Income Tax

The amount to be deducted towards the advance income tax shall be at the rate applicable.

27.2 Monthly Payments

After submission of monthly bill complete in all respects by the contractor, Engineer shall check the bill with the help of contractor and certify for payment within 15 days of the submission of bill.

27.4 Performance Guarantee

Within two weeks of award of work, the Contractor shall submit a Performance Security for proper performance of the contract in the format enclosed as Enclosure –III.

The performance guarantee shall be valid for the duration of the contact period plus 60 days.

The performance security can be encashed by the Employer to recover any amount which is payable by the contractor to the Employer on any account for a cause arising out of the contract

27.7 Correction of certificates

The Engineer may be any Interim Payment Certificate make any correction or modification in any previous interim payment Certificate which has been issued by him, and shall have authority, if

any work is not being carried out to his satisfaction, to omit or reduce the value of such work in any Interim Payment Certificate.

27.9 Final Certificates

Within 28 days after receipt of the Final Statement, and the written discharge, the Engineer shall issue to the employer (with a copy to the Contractor) a Final Certificate stating:

- a. The amount which, in the opinion of the Engineer, is finally due under the contract, and
- b. After giving credit to the Employer for all amounts previously paid by the Employer and for all sums to which the Employer is entitled under the Contract.

28. Default of Contractor

If the performance of the contract and is not satisfactory and not corrected within 15 days of receiving notice, then employer shall be at liberty to terminate the contract and get the work executed through other means at the risk and cost of the Contractor.

31.1 Amicable Settlement of Dispute

The party shall use their best efforts amicably all disputes arising out of or in connection this contract or the interpretation thereof.

31.2 Arbitration

Any dispute and differences relating to the meaning of the specifications, designs, drawings and instructions herein before mentioned and as to the quality of workmanship of materials used in the work or as to any other question, claim, right, matter or thing whatsoever in any way arising out of or relating to the contract, designs, drawings, specifications, estimates, instructions or these conditions or otherwise concerning the works or the execution or failure to execute the same whether arising during the progress of the work or after the completion or abandonment thereof in respect of which:-

Amicable settlement has not been reached.

Shall be referred to the Sole Arbitration of the Chief Engineer, ESIC who shall proceed as per the Arbitration Act, 1996.

31.4 The work under the contract shall continue, during the Arbitration proceedings.

31.6 The award of the Arbitrator shall be final, conclusive and binding on both the parties.

33. Payment on Termination

In the event of termination of the contract, employer shall be at liberty to get balance work done at the risk and cost of the contractor and due payment of the contractor, if any, shall be released after the completion of whole of the works.

Particular Conditions of Contract

- CPWD specifications shall be followed. Where not available, BIS/Engineering practice as directed by the Engineer shall be followed.
- Complaints shall be made in the format(Enclosure-1)
- A complaint register (format at Enclosure-II) shall be maintained in the Repair and Maintenance Office of the contractor in which all complaints received shall be documented.
- All Repair and Maintenance related complaints shall be attended to within two hour failing which a recovery of Rs. 100 per event per hour shall be made from the subsequent payment certificate of the contractor.
- The Sewer-man shall ensure that all lines are maintained in a clean condition by carrying out preventive cleaning of all lines at least once each month.
- As the work will have to be carried out in building and area in use the contractor shall ensure:-
 1. That the normal functioning of ESIC activity is not effected as far as possible.
 2. That the work is carried out in an orderly manner without noise and obstruction to flow of traffic.
 3. That all rubbish etc. is disposed off at the earliest and the place is left clean and orderly at the end of each days work.
 4. The Contractor shall ensure that his Repair and Maintenance staff is qualified and licensed for their part of work. He shall be responsible for their conduct. The staff should behave in a courteous manner. The contractor be held responsible for any loss or damage to ESIC property.
 5. The contractor shall ensure safety of his workers and others at site of work and shall be responsible for any consequence arising out of execution of the Repair and maintenance work.
 6. When instructed to do so, the contractor shall ensure proper record keeping and storing of irreparable/dismantled material.
 7. Water and electricity shall be made available free of cost at near by source of work. The contractor has to make his own arrangement for use of the same including drawing temporarily lines etc. The responsibility for following relevant rules, regulations and loss in the regard shall be entirely that of the contractor.

ENCLOSURE - I

COMPLAINT REGISTRATION FORM

Date

Time

Nature of complaint

Complainant: _____

Signature: _____

Complaint attended.

Date

Time

From

To

Certified that the complaint has been satisfactorily attended.

Contractor

Complainant

Date

To be submitted along with running bills.

Enclosure -II**MAINTENANCE COMPLAINT REGISTER**

<i>S.NO</i>	Date & Time	Complainant	Nature of complaint	Complaint attended Date & Time	Remarks	Signature of Contractor

Enclosure - III**FORM OF PERFORMANCE SECURITY BANK GUARANTEE BOND**

In consideration of the ESIC having agreed under the term and conditions of the Agreement No. _____ dated _____ made between ESIC and Second Party (hereinafter the said Construction Agency _____ for the work _____ hereinafter called the said agreement) to production of irrevocable bank guarantee for Rs. _____ (Rupees _____) as a security/Guarantee from the Construction Agency for compliance of his obligations in accordance with the terms and conditions in the said agreement, We _____ (hereinafter referred as to "the Bank" hereby) (Indicate the name of the bank) Undertake to pay to the ESIC an amount not exceeding Rs. _____ (Rupees _____ only) on demand by the ESIC.

2. We _____ do hereby undertake to pay the amounts due and payable under this Guarantee without any demure, merely on a demand from the ESIC stating that the amount claimed is required to meet the recoveries due or likely to be due from the Second Party. 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, the said bank further undertake to pay to the ESIC any money that is demanded notwithstanding any dispute or disputes raised by the Second Party in any suit or proceeding pending before any court or Tribunal relating thereto, a liability under this present being absolute and unequivocal.

The payment so made by us under this bond shall be a valid discharge of a liability for payment there under and the Second Party shall have no claim against us making such payment.

4. We _____ further agree that the guarantee herein contained shall remain in full force and effect during the period that would taken for the performance of the said agreement and that it shall continue to enforceable till all the dues of the ESIC under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or Engineer-in-Charge on behalf of the ESIC certified that the terms and conditions of the said agreement have been fully and properly carried out by the said Second Party and accordingly discharges this guarantee.

5. We _____ (indicate the name of Bank) further agree with the ESIC that. The ESIC shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by the ESIC against the said Second Party and to bear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said contractor or for any forbearance, act of omission on the part of the ESIC or any indulgence by the ESIC to the said contractors or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. This guarantee will not be discharged due to the change in the constitution of the Bank or the contractor.

7. We _____ lastly undertake not to revoke this guarantee except with the previous consent of the ESIC in writing.

8. This guarantee shall be valid upto _____. Unless extended on demand by ESIC. 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 six months of the date of expiry of the extended date of expiry of this guarantee all our liabilities under this guarantee shall stand discharged.

Date the _____ Day of _____ For
 _____ (indicate the name of bank)

CONTRACT AGREEMENT

This CONTRACT (hereinafter called the “Contract”) is made the..... day of the month of 2009 between Indira Gandhi Employees’ State Insurance Hospital, Jhilmil, Shahdara, Delhi – 110095, on the one hand (hereinafter called the Employer) and on the other hand (hereinafter called the Contractor)

Whereas

- a. The Client has accepted the offer of the Contractor to provide certain services for the maintenance of

- b. the Contractor, having represented to the client that they have the required professional skills, personnel and technical resources, have agreed to provide the services on the terms and conditions set forth in this Contract Agreement.

Now therefore the parties hereto hereby agree as follows:

- c. The following documents attached hereto shall be deemed to form an integral part of this Contract:

1.	Notice Inviting Tender & Instructions to Tenderers.	Annexure ‘A’
2.	General Conditions of Contract	Annexure ‘B’
3.	Particular Conditions of Contract along with Enclosure I, II & III	Annexure ‘C’
4.	Programme of work other than day to day maintenance	Annexure ‘D’
5.	Format of Contract Agreement	Enclosure IV
6.	Bill of Quantities for Civil and Electrical works	Enclosure V

2.0 The mutual rights and obligations of the Employer and the Contractor shall be as set forth in the Contract, in particular:

- a. The Consultants shall carry out the services in accordance with the provisions of the provisions of the contract; and
- b. The Client shall make payments to the Consultants in accordance with the provisions of the contract.

In witness whereof, the parties hereto have caused this contract to be signed in their respective names as of the day and year first above written

FOR AND ON BEHALF OF

[CLIENT]

INDIRA GANDHI EMPLOYEES STATE INSURANCE HOSPITAL
JHILMIL SHAHDARA DELHI – 110095

FOR AND ON BEHALF OF

[CONTRACTOR]

.....

Terms and condition for Civil works

**The following quantities of works are to be executed during the financial year
2009-2010 as per norms of ESIC**

Quantities to be executed

S.No.	Items of work	In Hospital Building	Office Block	Residential Building
1	White washing	50%	50%	50%
2	Distemper	50%	50%	50%
3	Enamel Painting	50% in other area 100% in corridor, O.T.	50%	33.33%
4	Snocem	33.33%	33.33%	33.33%
5	Cleaning and disinfecting of water storage/distribution tanks, and water mains	Four times in a year	Twice in a year	Twice in a year
6	Cleaning of manholes /gully chambers / inspecting chamber	Twice in a year	Once in a year	Once in a year
7	Cleaning of storm water drains	Once in a year	Once in a year	Once in a year
8	Painting of Steel water tanks inside with bitumastic paint	100%	50%	50%
9	Polishing wooden doors/windows with spirit polish/ polish/ synthetic aerylic polish	20%	20%	20%
10	Collection of water samples for physical, chemical and bacteriological test jointly for user for confirming water potability as per BIS standerd	Four times in a year	Twice in a year	Twice in a year

ANNEXURE -V

BILL OF QUANTITY
FOR
ANNUAL REPAIRS AND MAINTENANCE OF IG ESI HOSPITAL, JHILMIL, DELHI – 95.
CIVIL WORKS

Sl.	DSR Item No.	Item of Work	Unit	Quantity	Rates		Amount (Rs.)
					In Figure	In words	
A. <u>BUILDING WORKS</u>							
1	14.1.2	12-20 mm thick plaster in patch repairs in 1:4 mix of cement and sand mortar	M ²	3950			
2	6.4.1 + 15.7.4	Repair of Bricks work in patches of building, drains, Kerbs etc or where required in 1:4 mix of cement & course sand mortar, including dismantling of damage works.	M ²	40			
3	11.3.1 + 15.23.2	Repairing of Plain C.C flooring in 1:2:4 mix concrete including dismantling of damage works	M ²	180			
4	11.16.1 + 15.23.1	Repairing of 22 mm thick terrazotile flooring work 1:4 mix of cement and course sand mortar including dismantling of damaged floor	M ²	260			
5	11.18.1 + 15.23.2	Repairing of terrazotile skirting with 1:3 mix mortar including dismantling of damaged tiles.	M ²	50			
6	11.22.1.1 + 15.23.2	Repairing of Floor & wall tiles with 1:3 mix mortar, fixing of tiles with cement slurry and joints filled with cement including dismantling of damaged tiles in all toilets.	M ²	700			
7	11.27 + 15.25	Repairing of Kota stone in dedos with 1:3 mix of mortar and fixing of the	M ²	20			

		same shade & size of stone piece as per existing including dismantling of damaged parts.					
8	14.4.1	Making the opening in existing brick masonry including dismantling of floor or walls and making good the same	M ²	20			
9	14.13	Repairing of roof terrace tilling with 1 : 3 mix mortar including its dismantling	M ²	690			
10	14.18.1	Flush pointing with 1:3 mix of cement and sand mortar on top of the terrace tilling	M ²	690			
11	5.2.2 + 15.3	Repair of R.CC. work in 1:1.5:3 mix of cement, coarse sand & stone grit 2 cms. Size including dismantling of damaged concrete work	M ²	20			
12	15.6	Extra for scrapping, cleaning & strengthening reinforcement from RCC	Kg	2200			
13	10.22	Repair & welding by gas or electric plant in windows, grills & iron works	Cms	5000			
14	14.5.10	Fixing of 4 mm thick plain glass pan in existing windows with pins and putty including dismantling of damaged glass	M ²	200			
15	14.9	Renewal of old glass putty including removal of damaged glass putty.	RM	2000			
16	9.21.3	Providing & fixing of 25 mm thick board shutters for cupboard	M ²	70			
17	9.47.1	P/F Curtain rod of 20 mm dia with C.P brackets in palmats	RM	300			
18	9.68.1	P/F oxidized M.S casement stay 300 mm long in windows.	Nos.	240			

19	9.66.1	P/F oxidized M.S handles in windows.	Nos.	300			
20	9.96.1	P/F Aluminum sliding door bolts 300 x 16 mm size	Nos.	100			
21	9.97.1	P/F Aluminum tower bolts of 300 x 10 mm	Nos.	100			
22	9.97.2	P/F Aluminum tower bolts of 250 x 10 mm	Nos.	150			
23	9.100.1	P/F Aluminum Handles 125 mm	Nos.	150			
24	9.101.2	P/F Aluminum floor door stopper	Nos.	100			
25	14.43	Scrapping of old white/colour wash including its necessary repair & sand papering etc.	M ²	6500			
26	14.46	Scrapping of old distemper, water proofing cement paint, surface, its necessary repairs, & sand pappeing etc.	M ²	20500			
27		Grinding, repairing and polishing of all mosiac floor & skirting	M ²	11200			
28	Non DSR	Grinding & Polishing of existing kota stone dedos & floors	M ²	11500			
29	9.51.2 + 15.38	Replacement of all damaged fly proof wire mesh in the Hospital Building	M ²	1500			
30	10.25.2 + 13.50.4 + 13.62.1	Providing & placing steel plate forms for stacking store material as per design & size with angle iron & flat iron of required size	Kg	2500			
31	Non DSR	Providing & fixing Aluminum sliding door in recovery ward	M ²	3.50			
32	15.12.2 + 21.2 +	Providing Aluminum doors with frames in O.Ts	M ²	20.50			

	21.3.2 + 21.4.1 + 21.50						
33		Providing Rack in store as per direction 45 cms wide with slotted angle & M.S sheet shelves.	M ²	96			
34	14.42.1	White washing in 2 or more coats	M ²	15500			
35	14.64.10	Water proofing cement paint on exterior surface of approved shade	M ²	9850			
36	14.44	Dry distemper in one or more coat	M ²	14400			
37	14.45	Oil bound distemper washable on wall surface one or more coat.	M ²	500			
38	14.54.1	Enamel painting on door, window & grills one or more coat.	M ²	4950			
39	14.53	Wall painting with plastic emulsion paint	M ²	600			
40	14.68.1	Painting with anti corrosive paint on rainwater pipes	M ²	200			
41	10.5.1	P/F 1 mm thick M.S Sheet door with angle frame & necessary fittings in existing gates.	M ²	40			
42	10.7	Changing of ball bearings for rolling shutters	Each No.	6			
43	21.3.20	P/F float glass pans of 5.5 mm thickness in aluminum doors.	M ²	20			
44	21.16.1	P/F 100 mm round shape aluminum handles.	Each No.	10			
Total							
B. SANITARY WORKS							
1.	17.11	P/F white vitreous orisa WC pan of 580x440 mm size	Nos.	10			
2	17.2.2	P/F white vitreous European type wc seat ISI marked with black seat cover	Nos.	5			

3	17.4.1	P/F white vitreous china flat urinal basis 430x260x350 mm with automatic flushing cistern.	Nos.	4			
4	17.7.4	P/F stainless steel kitchen sink without drain board of	Nos.	10			
5	17.10.22	P/F stainless steel kitchen sink without 610x60x200 mm size	Nos.	4			
6	17.18.1	P/F of PVC low level flushing cistern with handle lever	Nos.	20			
7	17.20.2	P/F black solid plastic seat cover with lid	Nos.	20			
8	17.28.22	P/F waste pipe 40 mm dia flexible	Nos.	80			
9	17.32.2	P/F mirror with plastic moulded frame of 453x357 mm size	Nos.	50			
10	17.58.1 17.58.2	Providing lead caulked joints in CI pipes fitting 100 mm dia 75 mm dia	Nos.	50 50			
11	17.71	P/F PTMT liquid soap container of 105 gm.	Nos.	25			
12	17.75	P/F PTMT 15 mm urinal spreader	Nos.	20			
13	17.73.2	P/F PTMT Towel rail 600 mm	Nos.	10			
Total							
C. WATER SUPPLY WORKS							
1		P/F G.I pipes complete with G.I fittings & clamp including cutting & making good the walls internal exposed on walls					
	18.10.1	15 mm dia normal bore	RM	200			
	18.10.2	20 mm dia normal bore	RM	100			
	18.10.3	25 mm dia normal bore	RM	100			
	18.10.5	40 mm dia normal bore	RM	60			
	18.10.6	50 mm dia normal bore	RM	60			
2		P/F G.I pipes complete with GI fittings & clamps including trenching &					

		refilling of earth					
	18.12.1	15 mm dia normal bore	RM	200			
	18.12.2	20 mm dia normal bore	RM	100			
	18.12.3	25 mm dia normal bore	RM	100			
	18.12.5	40 mm dia normal bore	RM	50			
	18.12.6	50 mm dia normal bore	RM	50			
3		P/F G.M gate valves with CI wheel					
	18.17.1	25 mm dia normal bore	Each	25			
	18.17.3	40 mm dia normal bore	Each	15			
	18.17.4	50 mm dia normal bore	Each	5			
4		P/F ball cock valve (brass) of approved quality with plastic float					
	18.18.1	15 mm dia normal bore	Each	70			
	18.18.3	25 mm dia normal bore	Each	50			
5		P/F of PVC water storage tanks of 200 liter capacity with all its fittings etc. complete	Each	5			
6	18.20.1	P/F brass ferule with CI	Each	20			
	18.20.3	mouth cover including boring & tapping the main 15 mm 25 mm	Each	20			
7	18.31.1	P/F CI sluice valve/fire hydrant & fixtures 100 mm dia	each	10			
8	18.33	Construction masonry 60x60x75 cms size	Each	8			
	18.34	chambers of sluice valves 90x90x100 cms size	Each	7			
Total							
D. PTMT BATH ROOM FITTINGS							
1	18.54.2	P/F Bib clock 15 mm nominal bore 122 mm long	Nos.	100			
	18.55.1	P/F Stop Cock 15 mm nominal bore size 86 mm long	Nos.	50			
	18.56.2	P/F Piller cock 15 mm nominal size 125 mm long	Nos.	80			
	18.57.1	P/F Push cock 15 mm	Nos.	10			

		nominal bore 98 mm					
	18.58.1.2	P/F grating of 125 mm nominal dia	Nos.	180			
	18.75.1	P/F extension nipple 15 mm bore PTMT	Nos.	150			
	18.74.2	P/F P.V.C connection with PTMT nut caller of 15 mm nominal bore and 45 cms long	Nos.	200			
	Non DSR	P/F elbow bib cock 15 mm bore in O.Ts	Nos.	50			

Total**E. DRAINAGE**

1	19.19.1.1	P/F precast RCC man hole cover of 600x450 mm size	Each	15			
2	19.19.4.1	P/F precast RCC cover EHD – 35, 560 mm nominal bore	Each	2			
3	1366	S/O CI grating 150x150 mm size	Each	100			
4	Non DSR	Remodeling of drainage system in pathology or where required completely	Each	25			

Total**F. HORTICULTURE AND LAND SCAPPING WORK**

1	2.1	Surface dressing of ground including removing vegetation and in equalities not exceeding 30 cms depth	100 M ²	1700			
2	23.2	Supply of good earth including royalties & carriage etc.	M ³	120			
3	23.3	Supply of okhla sludge at site.	M ³	15			
4	23.42	Supply of cow dung manure at site	M ³	15			
5	23.9	Mixing up of earth & sludge or manure in appropriate specified.	M ³	80			
6	23.8	Spreading of mixed sludge & earth	M ³	80			
7	23.12	Uprooting rank vegetation and weeds by digging the area a depth of 60 cms, removing all weeds & other growth with roots by forking repeatedly	100 M ²	300			

8	Non DSR	Supply of seasonal flower plants like roses, dog flower, marigold, dahlia, calendula, Chrysanthemum, gladiolus, etc.	Each	1000			
9	Non DSR	Supply of earthen gamla 30 cm.	Each	200			
10	Non DSR	Supply of R.C.C Gamla 30 cm to 45 cm	Each	100			
11	Non DSR	Supply of PVC curing pipe 25 m dia of superior quality	RM	250			
12	Non DSR	Painting of gamla with teracota paint (quarterly)	Each	500x4			
13	Non DSR	Painting of RCC Gamla with approved share of enamel paint including priming coat.	Each	500x4			
14	Non DSR	Painting of weld/wire mesh jail of fanching of kyaries or parks etc.	M ²	400			
15	Non DSR	Providing and planting ground cover hedge plants	Each	600			
16	Non DSR	Supply of Fertilizer (urea etc.)	Kg	200			
17	Non DSR	Supply of Horticulture T&P (Khuripi 4 nos.), Pharas 2 nos, Genti – 1 no. Plant scissor, Grass Cutter machine, Tasala 4 No.)	L.S	L.S			

Total**G. GENERAL MAINTENANCE WORKS**

1		Cleaning of sludge from existing sewer tank (once in a year)	L.S	1 Job			
2		Cleaning of existing man holes/guly chambers/inspecting chambers etc & existing sewer and storm water lines, including disposal of all silt etc. at existing garbage room.	L.S	1 Job			
3		Cleaning and disinfecting of water storage tanks/distribution tanks	Each Tank	488			
4		Cleaning and disinfecting of UGR of 2.50 lac liters capacity including its	1 No.	4 Job			

		chlorination etc. complete				
5		Testing of water from Shri Ram Institute, lab for physical, chemical and bacteriological test confirming water portability as per BIS standard	Each	4 Nos.		
6		Lifting and lowering of submersible pump and increasing depth of suction pipes if required	Each	2 Nos.		
7		Repairs and rewinding of submersible pump set of 5 HP/10 HP capacity	Each	2		
8		Repairing of Manoblock pump including changing of unpeller and coupling etc.	-	4		
9		Providing bearing for manoblock pumps	Each	8		
10		Providing G.M. bush for monoblock pump	Each	6		
11		Rewinding of 20 HP 3 Phase motor of Monoblock pumps including its oiling, greasing, changing of packing etc.	Each	3		
12		Complete overhauling of electric motor & monoblock pumps including its oiling, greasing, changing of packing etc.	Each	4		
13		Disposal of Hospital waste including loading unloading by mechanical transpose (10 Trip per Month)	Each	120		
14		Cleaning of jungle or undesired grass etc & its disposal	100 M ²	1000 .00		
15		Removing water seepage by repairing of joints of traps, junctions of wall tiles & floors etc.	Each Job	150		
16		Relying of top dom of 2.50 lac liter capacity & 30 mt staging O.H.T including dismantling the same completely	Each	One		
17		Repairing of patches in	M ³	25		

		damaged cc roads including dismantling of damaged portion					
18		Repair/Replacement of damaged starter & its servicing	Set	4 Sets			
Total							
H. LABOUR DEPLOYED FOR CIVIL WORKS							
1		Mali (Skilled)	Each day 5x365 =1825 days	1825			
2		Water pump operator (Skilled)	Each day 2x365 =730 days	730			
3		Sewer pump operator (skilled)	Each day 1x365 =365 days	365			
4		Sewer man (unskilled)	Each day 2x365 =730 days	730			
Total							

BILL OF QUANTITY FOR ELECTRICAL WORKS

I.G. ESI HOSPITAL, JHILMIL, DELHI - 95

Name of work: - The Annual Repair, Maintenance & operation of Indira Gandhi ESI Hospital, Jhilmil, Delhi - 95 for the financial year 2009-10 (One year) end 31.3.2010.

The following Electrical items are in **Section A** for day to day maintenance of electrical works to maintain trouble free round O' Clock electrical supply in the Hospital and Colony. All electrical materials/items are required to be used **ISI** approved only. **The tube lights 20W/40W, Bulbs , HPSV lamp and H.S. diesel for DG Set will be provided by the management of ESI Hospital, Jhilmil, Delhi – 95.**

(A) Electrical Maintenance: - Hospital and colony (Materials only)

SI No	SOR No.	Details of Items	Quantity	Rate (Rs)	Amount (Rs)
1		Overhauling of Ceiling and Exhaust Fan	734		
		Replacement of Fan Capacitor	240		
		Fan winding (Copper wire)	102		
	1.55	Fan Spray Enamel paintings As per IS : 2932-1974 or its latest	150		
		Replacement of Ball bearing	95		
2		Repairing of Tube light fittings 20/40 W	1250		
		Copper Choke	506		
3		Repair/Replacement of HPSV lamp (70W)	16		
		Replacement of Choke	16		
4		Maintenance of Street Light (HPSV 70 W)	70		
		Replacement of Choke	70		
		Painting of Poles (Street light)	70		
5	1730	Replacement of 20 A AC Top box	48		
6		Repairing of Air Conditioner Stabilizer	48		
7	1614	Replacement of MCCB 200 A	5		
	1618	400 A	3		
8	1706	Replacement of MCB's SP (6-32) A	80		
	1707	Replacement of MCB's SPN (6-32) A	40		
	1714	Replacement of 4 Pole MCB's 40A	20		
	1715	Replacement of 4 Pole MCB's 63A	15		
	1716	Replacement of 4 Pole MCB's 100A	10		

9		Replacement/repairing of Al. PVC Cable size	4x25 MM ²	100 M		
			4x50 MM ²	70 M		
			4x95 MM ²	60 M		
			3.5x150 MM ²	60 M		
			3.5x300 MM ²	55 M		
	4.3.21	Complete cable joint of size	4x 95 MM ²	2		
	4.3.23	with Labour	3.5 x 150 MM ²	3		
	4.3.27		3.5 x 300 MM ²	2		
	2208	Al. Socket/thimble dia size	95 MM	60		
	2210		150 MM	50		
	2214		300 MM	45		
10	1101	Replacement/repairing of	1.5 MM ²	3000 M		
	1102	existing wiring of FR Copper	2.5 MM ²	1500 M		
	1103	Cable size	4MM ²	2500 M		
	1104		6 MM ²	1500 M		
	1105		10 MM ²	800 M		
	1225	PVC conduct pipe with clip dia size 25 MM ²		150 M		
11	1433	Replacement of	Switch 15/16 Amp.	200		
	1435		Socket 15/16 Amp.	200		
	1431	Replacement of	Switch 5/6 Amp.	500		
	1434		Socket 5/6 Amp..	500		
		Replacement of	Fan Regulator	150		
	1443	Replacement of	Brass Bulb holder	20		
	1401		Ceiling rose	100		
		Hylem sheet for electrical boards		10 M ²		
	1444	Replacement of	Buzzer	45		
	1436	Replacement of	Switch for Call Bell	30		
12		Earthing test		4 Job		
13		Enamel painting of Metallic Boards /Panels		200 M ²		
14		Quarterly cleaning of Switches and Boards, Fans, Tubler Fittings and other electrical installations etc.		4 Job		
15	1.51	Numbering of Fans/fittings		2000		

(B). Services: - To the Hospital (Materials)**(1) Moving message and Token display system:-**

S.No.	Particulars	Quantity Nos.	Rate(Rs)	Amount (Rs)
1	Repair, maintenance and servicing of Token Display System	32		
2.	Repair, maintenance and servicing of Moving message system	4		
	Total			

(2) Fire Hydrant and Fire Alarm system:-

S. No.	Particulars	Quantity Nos.	Rate (Rs.)	Amount (Rs)
1.	Servicing/Repairing of fire pumps and their penals including pressure switches	2		
2.	Servicing/ Maintenance of sluice valve, NRV, hydrant valve and painting.	2 Job		
3.	Repair/replacement of hose pipe, rubber pipe etc. where required	4 Job		
4.	Repair/replacement of Hose box if required.	8		
5	Servicing of Main fire panel and Sub- panels with the changes of different cards , components and Battery etc.	1 20		
6.	Repairing/ replacement of defective electrical parts	MCBs 50 Relay 30 Wiring 200 M		
7.	Motor winding 10 HP	2		
8.	Repair/replacement of I.C.T.P switch 63 Amp.	2		
9.	Maintenance/servicing of Hydrant line including enamel painting	2 Job		
	Total			

(3) Boiler:-

S. No	Particulars	Quantity Nos.	Rate (Rs)	Amount (Rs)
1.	Annual overhauling of boiler for NOC from Chief Boiler Inspector, Delhi.	2		
2.	Routine maintenance of both boilers every month	12		

3.	Repairing of water softening plant including parts	2 Job		
4.	Repair/replacement of Oil transfer pump.	2		
5.	Repair/replacement of worn -out Steam heaters.	2		
6.	Repair/Replace of Water Feed Pump	2		
7.	Replacement of Pressure gauges	4		
8.	Repair/replacement of Steam trap assembly	4		
9.	Painting of Chimney and painting of other parts in the boiler room	1 Job		
10	Repairing/replacement of Main Steam Sluice valve	1		
11.	Replacement of ICTP Switch 63 A.	1		
12.	Repairing/replacement of Main Switch of distribution board 32 A	2		
13.	Cleaning of Main L.D.O Tank	1		
	Total			

(4) Laundry equipments:

S.No.	Particulars	Quantity Nos.	Monthly Charges Rs.	Annual Charges Rs.
1.	Maintenance of laundry equipments including replacement of parts for regular working			
a.	Washing machine 50 kg	2		
b.	Hydro extractor-25 Kg	2		
c.	Drying tumbler 59 kg	2		
d.	Calendaring machine	1		
e.	Steam press pneumatic type	2		
f.	Air compressor	1		
g.	Sluicing machine	1		
2.	Replacement of ICTP main switch 100 A	1		
		Qty. Nos.		
3.	Repair/replacement of Distribution Board including Switches 32 A. etc.	3Job		
4.	Rewinding of Electric motors 3 HP	5		
	5 HP	5		
5.	Repair/replacement of steam stop valve	1		
6.	Repair/replacement of Sluice Valve (Small Size)	20		
7.	Repair/replacement of Steam line	20 M		
8.	Cleaning& Painting of laundry equip.	1Job		
9.	Item not covered in above list sl. B (3&4)	L.S		

	Total			
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(5) Sub Station (Maintenance of sub-Station including Transformer 1000 KVA – 2 Nos. , Capacitor Panel, Stabilizer and Main Cable etc.

S No.	Particulars	Quantity Nos.	Rate (Rs)	Amount (Rs.)
1.	Replacement of damaged/burnt out ACB's, MCCBs, Main TPN switches, HRC fuses, Meters, Cable end legs other miscellaneous materials of not covered in the serial no 2 to 15.	L.S		
2.	Replacement of ACB/MCCB 800Amp 2000 Amp	2 1		
3.	Repair/Replacement of HT panels and HT OCB.	3		
4.	Annual repairing/servicing of Bucchoz relay and control cables from transformer to HT panel.	2 Set		
5.	Enamel painting of Panels HT Enamel painting of other electrical items in the Sub Station	LT 1 1 Job		
6.	Servicing, maintenance of Capacitor Panel with change of defected capacitors to maintain Power Factor. MCCB 630 A	2 Job 1		
7.	Servicing/calibration of overload relays.	15		
8.	Servicing of distribution of Transformer and Dehydration	2		
9.	Filling of Transformer oil in OCBs and both Transformers to maintain the oil level	3+2		
10.	Repairing/servicing of Servo voltage stabilizer with necessary MCCB 630 A parts and oil filling and Dehydration	2 Job 1 1		
11.	Repair/replacement of ACB/ MCCB 630 A MCCB 400 A MCCB 200 A	2 3 4		
12.	XLPE Cable 1 x 630 MM²	80 M		
13.	XLPE Cable 3.5 x 150 MM²	40 M		
14.	XLPE Cable 3.5 x 300 MM²	40 M		
15.	Aluminum Thimble / Plug dia size 630 MM	20		
Total				

(6) D.G. Set (180 KVA & 320 KVA.)

S.No.	Particulars	Quantity Nos.	Rate (Rs)	Amount (Rs.)
1	Mobil oil	200 Liters		
2	Replacement of batteries, terminals and contractors etc. in the both DG Set.	2		
3	Minimum Servicing of DG Set of 2 times in a year.	2 x 2		
4	Repair/Servicing of AMF panel and replacement of defective parts etc.	2		
5*	HS Diesel for the operation of DG Set	3200 Liters		
6	Items not covered in the above	LS		
Total				

* H.S. Diesel will be purchased and supplied by ESI Hospital, Jhilmil, Delhi – 95.

(7) Window/Split Air Conditioner.

S.No.	Particulars	Quantity Nos.	Rate (Rs)	Amount (Rs.)
1	Maintenance of split AC and window ACs including labour charges and replacement of all parts & gas filling etc.	48		
Total				

(8). Central Air conditioning Plant (280 TR Capacity).

S.No.	Particulars	Quantity	Rate (Rs)	Amount (Rs.)
		Nos.		
1	Descaling of condenser and chiller unit with chemical I/C cost of material, labour and T&P etc	3		
2	Servicing/overhauling of compressor 80TR 40 TR	3 1		
3	Servicing/overhauling of Compressor motor 100 HP 50 HP	3 1		
4	S/F of oil filter switch	1		
5	S/F of LP,HP control switch cut out	3		
6	Rewinding of electric motor			
	a. Compressor motor 100HP 50 HP	2 1		
	b. Chiller unit condense 20HP	8		
	c. AHU & Cooling Tower 7.5 HP motor	4 1		
	d. AHU & Cooling Tower 5 HP motor	2+2		
	e. AHU motor 3 HP	2		
	f. AHU motor 2 HP	2		
7	Servicing & Maintenance of Cooling Tower for 125 TR with replacement of minor items and GI fittings etc.	2 Set		
8	System leakage testing, vacuum testing and recharging of fresh gas commissioning the plant	65 Kg.		
9	Servicing/Overhauling of Electrical motor, opening, greasing, refitting and changing of required parts.			
	a. Electric Motor 20 HP	8		
	b. Electric Motor 7.5 HP	5		
	c. Electric Motor 5 HP	4		
	d. Electric Motor 3 HP	2		
	e. Electric Motor 2 HP	2		
10	Servicing/overhauling of 20 HP pump and changing of required parts.	8		
11	S/F of oil pressure relay of 80 TR compressor for 40 TR	2 1		
12	Repair/replacement of Pressure gauge 0-300 ISI 0-150 ISI	10		
		15		

13	Repair/replacement of industrial type Thermometer	20		
14	Refilling of Compressor Oil after cleaning	125 liters		
15	Repair/Replacement of Expansion valve	2		
16	Replacement of rubber coupling of Chiller unit	80 TR 40 TR	3 1	
17	Replacement of both Bearing of Electrical motor	5 HP 10 HP	10 15	
18	Replacement of Both Bearing of Pump	20 HP	6	
19	Repair/Replacement of syfan brass cock.	20		
20	Repair/Replacement of Copper pipes of different sizes including labour for welding etc.	10 Kg.		
21	Repair/Replacement of safety valve	1		
22	Repair/Replacement of ACB/MCCB in the AC Room	100 A 250 A	4 4	
23	Repair/Replacement of Salonide valve	4		
24	Repair/Replacement of Hand shaft valve	1		
25	Repair/Replacement of Water flow switch	3		
26	Painting of 10 no. AHU unit s , Control Panel, AC Panel etc.	11		
27	Painting of chiller and condenser water pipe line in all building with 125 TR cooling tower 2 no. pumps NRV including starter.	1 Job		
28	Repair/replacement of HRC Fuse			
	a. unit 250 Amp.	15		
	b. Condenser and chiller pump 125AMP	25		
	c. Cooling tower 63 AMP	6		
	d. Control wiring 4 AMP	50		
	e. AHU 12 No. 16 to 32 AMP	50		
29	Repair/replacement of switches in the AHU Unit			
	a. 125 Amp. TPN in SS type F-7	4		
	b. 63 Amp TPN FAC	2		
	c. 250 Amp	2		
30	Repair/replacement of Spare kit for starter			

	a. ML-06	1		
	b. ML-06	4		
	c. ML-1 to ML-02	5		
31	Repair/replacement of relay of starter			
	a. 6 amp to 15 amp.	10		
	b. 20 amp to 50 amp	7		
	c. 2 amp to 7.5 amp	5		
32.	Repair/replacement of Timer for starter GI-200	5		
33	Repair/replacement of HRC fuse link			
	a. 32 Amp	40		
	b. 63 Amp	40		
	c. 100 Amp	30		
	d. 250 Amp	20		
34	Repair/Replacement of AC Compressor:			
	a. Connecting rod TE	5		
	b. Piston Ring set	20		
	c. Piston TE	11		
	d. Shaft seal	2		
	e. Retaining clip	24		
	f. Kit Kat	3		
	g. "O" ring set	3		
	h. Service valve	2		
	i. Cylinder liner TE	12		
	j. Labour charges for shaft grinding	1 Job		
35	Repair/replacement of Burnt Copper Control 2 core cable 1.5 x 7 MM ² from Consul Panel to AHUs	100 RM		
36	Servicing, repairing of AHU Units including replacement of part i.e. V. Belt, Nut bolt and washer , Ball bearing, Filters etc.	11		
37	Strip Heater 1.5 KW 3 KW	50 100		
38	Items not covered in the above list	L/S		
Total				

Note: - 1. The contractor has to provide above services to ensure uninterrupted Central Air Conditioning Plant Services.

2. Quantities can be varied on either side as per actual demand.

3. The items which are not in the above list, if to be executed shall be paid on analysis of rate basis after approval of competent Authority.

(C) Manpower (For Operation and Maintenance of Electrical services

The details of manpower qualification and experience required already been given on, **Format –III**, page number 9

S.No	Category		Quantity required	Rate to be paid / man / month (Rs.)	Annual Salary paid (Rs.)
1	Foreman (Electrical)	HS	1		
2	Electrician	S	9		
3	Electric Fitter	S	3		
4	A.C Plant Operator	S	3		
5	Fireman	S	3		
6	Electronics	S	1		
7	AC Mechanic	S	1		
8	Assistant/Helper	SS	16		
	Total Amount				