

**NOTICE INVITING TENDER**

State Bank of India invites tenders from contractors having experience in the field of Chiller based Central AC plant Installation, operation and routine maintenance for work as detailed below:

1.	Name of Work	Operation and Routine Upkeep of 3X300 Tr Central AC Plant and Packaged Units.
2.	Place of Work	State Bank of India, Local Head Office, Moti Mahal Marg, Hazratganj, Lucknow
3.	Earnest Money Deposit (EMD)	Rs. 15000 (Rupees Fifteen Thousand Only) in form of a Demand Draft/Banker Cheque favouring the Assistant General Manager (Premises & Estate), State Bank of India, LHO Lucknow
4.	Security Deposit	Detailed in tender Terms and Conditions
5.	Validity of Offer	90 days after opening
6.	Time and date of submission	As indicated on GeM portal
7.	Time and date of opening	As indicated on GeM portal
8.	Last date of issue of tender	As indicated on GeM portal
9.	Place of issue/submission/opening	State Bank of India, Premises & Estate Department, Local Head Office, Moti Mahal Marg, Hazratganj, Lucknow-226001

In case the date of opening/submission of tenders is or declared a holiday, tender will be accepted for submission/opening at the same scheduled time the next working day. State Bank of India reserves the right to accept/reject any/all tenders without assigning any reason whatsoever.

For and on behalf of State Bank of India

## **INSTRUCTION TO TENDERERS, TERMS & CONDITIONS**

1. Tenderers are advised to carefully read the “Tender terms and conditions” for details of Earnest Money Deposit, date & time of issue/submission/opening of tenders etc.
2. Before quoting rates they are also advised to carefully read the tender document and consider clauses related to the following issues/points which impact cost:
  - i. Minimum Manpower Requirement.
  - ii. Minimum wages as per Labour Commissioner(Central).
  - iii. EPFO(Employee Provident Fund Organization ).
  - iv. ESIC(Employee State Insurance Corporation).
  - v. Relevant Labour laws.
  - vi. Relevant experience
  - vii. Turnover
  - viii. Scope of work.
  - ix. Activities(Daily, Weekly, Monthly and Annually).
  - x. Workman Compensation Insurance Policy and Third Party Insurance Cover premium.
  - xi. Dress for Workman.
  - xii. Point S. No. 39 of Annexure-A.
3. Tenders are to be submitted on GeM portal only.
4. Price bids shall have one component inclusive of all taxes, levies, cess etc. including GST as applicable rates shall be quoted. However, bill have to be submitted for payment with indicating separate GST component. Nothing additional to quoted rates shall be admitted or paid in any case.
5. The contractor on whom orders are placed shall have to submit the following within seven days of receipt of order :
  - a. Security money for the value of 12x5% of accepted monthly rate at which orders are placed will be deposited in the form of DD/STDR favouring joint name of the firm and Assistant General Manager (P &E), State Bank of India, LHO, Lucknow duly discharged in favour of the Bank. Bank shall have full authority and discretion to make any recoveries it deems fit for entire or part amount from the Security Deposit to cover any loss or deficiency arising out of the contractors doing. Earnest Money deposit shall be returned on submission of the Security Deposit. The Security Deposit shall be retained by the Bank for the full period of the contract.
6. Initial contract will be for 12 months and Bank shall have the discretion to extend it once in blocks of 12 months each as applicable on GeM, all terms and conditions remaining same. Rates shall be payable as per revised minimum wages at the time of extension.
7. Bank shall have full discretion to cancel the contract any time giving one month prior notice to the contractor without assigning any reason. If for any reason the contractor do not want to continue the contract they will have to give three months notice to the Bank.

8. Payment shall be made on monthly basis on production of bill along with attendance register, Bank account statements of payment of wages to labour and evidence of having completed up to date payments/formalities in respect of EPFO and ESIC. All applicable statutory deductions like Income Tax, etc. as applicable shall be made from the payment.

9. Tenderers should take careful note of the following Terms & Conditions:

**i. Only those contractors are eligible to tender who have minimum three years experience for similar works.**

**ii. Average Annual financial turnover during the last 3 years, ending 31st March of the financial year, should be at least 30% of the estimated annual cost/ Turnover as indicated on GeM portal.**

**iii. Experience of having successfully completed similar works (Minimum Central AC plant of 125 Tr) during last 7 years ending last day of months previous to the one in which applications are invited should be either of the following:**

**iv. Bidder must hold valid PAN card, GST registration, EPFO registration and ESIC registration on date of submission of tender. A copy each of these Registration Certificates is to be submitted on the GeM portal.**

**v. Bidder must submit proof of submission of return/Challan/receipt for the EPFO subscription amount as per wages for three months during FY-2024-25/2025-26.**

**vi. Security Deposit as detailed at point s.no. 5 above shall have to be submitted within seven days of receipt of order.**

**vii. Formalities required to be completed with the Labour Commission ( Central) in respect of the work to be completed within 30 days of receipt of order. Firm on whom orders are placed shall have to facilitate the process for its completion within time.**

viii. Successful tenderer on whom orders are placed will be given a mobilisation period of 30 days from day of receipt of order for completion of above formalities and other tender requirements. If formalities with Labour Commission (Central) are not completed within time mentioned above, Bank has full discretion to cancel the order and forfeit EMD and/or Security Deposit and take other penal actions to safeguard Bank interests.

#### **11. General Description of Installed Systems:**

State Bank of India has its Local Head Office in a hi rise building at Moti Mahal Marg, Hazratganj, Lucknow. The AC plant room is located in the service building at the rear of the building. Under this tender operation and routine upkeep shall be mainly but not limited to the following :

(i) 3X300 Tr. Blue Star make Central Air Conditioning plant with Magnetic chillers,

condenser, compressor motors, pumps, starters, electric panels, controls, protection , related piping, valves etc.

(ii) Three Nos. Cooling Towers each of 300 Tr. Capacity for 3X300 Tr Central Air Conditioning .

(iii) Air Handling Units of the Central AC plant on various floors.

(iv) 3X15 Tr. and 2X17 Tr. Air cooled packaged units serving 2<sup>nd</sup> floor of LHO building

(v) Internal electrical system in the plant room and AHU room with electric panels, cabling, starters, controls, protection etc.

Note: The aforesaid description is only indicative and tenderer should visit site before quoting rates to access actual position themselves to their satisfaction.

12. Before tendering the bidder should visit site and get thoroughly acquainted with the installed systems operation /upkeep of which is covered in this tender, nature and requirement of work etc. Later, no demand will be entertained for any change or any claim of tenderer on account of not having full knowledge about the system or any constraint or any difficulty.

13. Bank reserves the right to accept or reject any tender without assigning any reason whatsoever.

14. The contractor shall strictly adhere to all prevailing labour laws inclusive of contract labour (regulation and abolition act of 1970) and other safety regulations. The contractor shall comply with the provisions of all labour legislation including the latest requirements of all the Acts, Laws, any other regulations/Acts/Laws that are applicable to the execution of the work under this tender including but not restricted to the following:

- a) Minimum Wages Act , 1948(Amended)
- b) Payment of Wages Act 1936(Amended)
- c) Workmen Compensation Act 1923 (Amended)
- d) Contract Labour Regulation and Abolition Act 1970 and Central Rules 1971 ( Amended)
- e) Personal Injuries( Compensation Insurance) Act 1963 and any other modifications.
- f) Employees' Provident Fund and Miscellaneous Provisions Act 1952 and amendment thereof
- g) Any other Act or enactment relating thereto and rules framed thereunder from time to time

15. The contractor from the date of start of work shall keep the Employer (Bank) saved harmless and indemnified against claims, if any, of the workmen suffers any injury or loss of life and shall bear all costs and expenses as may be incurred in connection with medical treatment etc. or any costs and expenses as may be incurred in connection with any claim that may be made by any workman. In case of any accident injury it shall be entirely the contractor's responsibility to take proper care of workmen and also bear all expenses that may be made.

16. The contractor shall conform to the provisions of all local bye-laws and Acts relating to the work

and to the regulations etc. of the Government and Local Authorities.

17. Bank shall not be liable for any compensation in case of any injury, death caused to any of the contractors employees while performing /discharging their duties/visiting Bank premises for inspection or otherwise. By entering into the contract with the Bank, contractors shall completely and absolutely indemnify Bank on this count. The contractor shall keep workmen insured by taking out a suitable insurance policy(Contractor's All Risk Policy)to cover all such risks. Copy of such insurance policy should be submitted to the Bank for its record.
18. By entering into a contract with the Bank for the work in this tender it shall be deemed that the contractor have indemnified the Bank for all purposes mentioned elsewhere in this tender document.
19. Notwithstanding anything else mentioned elsewhere in the tender document, the contractor will have comply with minimum wages stipulations as notified time to time by the Labour Commission ( Central). Payment of wages should be invariably online to Workmen Bank account for the purpose. Any less payment from Minimum Wages(Central) with EPF and ESI in any month shall be treated as default and maximum penalty of Rs. 10000.00 will be imposed for the said month in addition to the difference of amount to be paid to workmen from the Minimum wages.
20. Notwithstanding anything else mentioned elsewhere in the tender document, Contractor will have to fulfill all statutory stipulations in respect of EPFO and ESIC, payments, deposits, other formalities etc. As mentioned elsewhere, monthly payments will be released only after evidence is produced for EPF and ESI being paid up to date.
21. Workmen will have to be given off days as stipulated by relevant statutes/law, Effort should be made to give such off days in a staggered manner ensuring that there is no disturbance, laxity or discontinuity in work. In case any workman is absent other than being on an off day, contractor shall have to provide the services of an alternative workman.
22. For workmen strength at any period of time being lesser than prescribed in the tender, Bank shall make pro rata deductions from monthly payments as per notified minimum wages of Labour Commission(Central). Bank shall also have full discretion to levy penalty amounting to part of or to a maximum of Rs. 5000.00 per day for unsatisfactory services on the day. Any such penalty in a month shall be from next monthly payment.
23. Bank may undertake a review of the monthly charges payable once a year on account of revision in Minimum Wages(Central) payable as per government directives even if it changes prior to one year. The difference, between the online payment of Minimum Wages, EPF & ESI to workmen staff in the first month of the contract and the current rate at the time of review, shall be paid.
24. In case of any delinquency, negligence, failure to comply with contract, lack of sincerity or diligency, poor performance on part of contractor or for any other reasons which in the opinion of the Bank requires such action, the Employer (Bank) reserves the right to terminate the contract any time by giving one month notice. After notice contractor shall not remove any material from

site even belonging to him without permission of the Bank.

25. Contractor shall have to provide all tools, tackles, consumables, instruments, safety equipment required for carrying out their work. Electrical insulating tape (ISI marked), minor erection/maintenance accessories like screws/nuts of required quality shall have to be provided by the contractors within their quoted rates. Besides regular tools the following equipment should be available with the contractors at site:
- i. 500 V megger
  - ii. Multi meter
  - iii. Clamp Tester
  - iv. Torch
  - v. Psychrometer
  - vi. Velometer
26. Contractor shall have to comply with all safety stipulations/standards as per relevant ISI Code .
27. Contractors shall have to obtain necessary Identity Cards/Security Passes for all workmen engaged in the work. Photograph shall have to be submitted to Bank with other relevant information in this regard. Contractor, his staff and workman shall have to maintain complete discipline. Any violation will make the violating person liable to be expelled from site. Security search including frisking of workmen can be done for which there should be no resistance.
28. Bank has the right to remove from work any employee of the contractor who commits any misconduct, misbehavior or is of doubtful character, antecedent.
29. It shall be entirely the contractors responsibility to ensure that no person of doubtful antecedents or character is in any way employed or associated with the work.
30. Contractor shall have to effect complete and necessary cooperation and coordination with all other agencies engaged in other works at site.
31. If the Bank happens to suffer any loss of face or any action because of any action or inaction, whatever, on part of the contractor/ his workmen/ labourers/ the contractors without demur and on demand by the Bank shall keep the bank indemnified against any loss damage and take necessary steps as directed by Bank at his/their own risk and cost.
32. If the contractor becomes insolvent, enter into related deed or arrangement with his creditors or assigns or sublets any part or whole of this contract without written approval of the Bank, Bank shall have the right to terminate the contract without any notice or compensation to the contractors.
33. Contractor shall have to ensure that all works are carried out in a good, engineering manner with good workmanship and follow relevant codes/ practices rules/ Acts/ Regulations etc.
34. Contractor's workmen shall have to follow to the full any instructions given by the Bank. Work mentioned in the tender is in an indicative manner and depending upon requirement other duties can be assigned by the Bank from time to time in the interest of the work.

35. In case of any dispute arising between the parties concerned with the contract, Bank's decision shall be final and binding.
36. Contractor shall be entirely responsible for the conduct, discipline and liabilities under various statutes rules for workmen engaged by him.
37. Any modification or addition to the existing installation shall also have to be operated and shall be under upkeep at no additional charges.
38. Except for capital works like replacement of any major component like chiller. Compressor, condenser, motor, pump, AHU or any major work( bank having full discretion to decide such works) all jobs related to operation and upkeep of entire system under operation and routine upkeep including modifications, additions, in LHO and shall have to be done by the contractors for which no additional labour cost shall be paid. As regards cost of material, either Bank will provide it or contractor will have to supply material at Bank approved rate. In case Bank does not provide the material and does not have an approved rate, the contractor will have to purchase the material from reputed local shop, preferably regular suppliers for the Bank who would raise direct bill for payment. In case, with Bank permission, contractors themselves buy any such material they may later get the expenditure reimbursed by producing relevant cash memos/bills from supplier adding 10% as overhead. For air ducting fabrication cost will be paid only if a new duct piece requiring the services of a tinman is made.
39. All upkeep shall have to be done in a timely manner.
40. FORCE MAJEURE: neither party shall be liable for delay in performing obligations if the delay or failure is due to any of the following force majeure, i.e., Act of God or any Government Act, fire, earthquake, explosion, civil commotion or anything beyond the control of either party. The party shall use all reasonable endeavors to minimize any such delay.
41. All defective parts shall have to be returned to the Bank and dismantled to be disposed at designated place in Lucknow. No additional charges shall be paid for handling, transportation etc. either for returning of dismantled material or for material purchased or Bank issued required for repair/maintenance in the Local Head Office.
42. Office space to accommodate one table, one/two visiting chairs, one filing cabinet shall be made available to the contractor for smooth functioning. Electricity and water required for the work under this tender shall be made available free of cost.
43. The successful tenderer shall be bound to implement the contract by signing an agreement and conditions of contract attached herewith on Non judicial stamp paper of Rs 100/- within 15 days from the receipt of intimation of acceptance of his tender by the Bank. However, the written acceptance of the tender by the Bank will constitute a binding agreement between the Bank and successful tenderer irrespective of whether such formal agreement is subsequently entered into or not.

44. The Courts in Lucknow (U.P.) alone shall have the jurisdiction in respect of any or all matters/dispute relating to or connected with the tender.
45. The Tenderer must obtain for himself at his own responsibility and expenses, all the necessary information/documents including approvals, permissions, risks, contingencies and other circumstances to enable him to make a proper tender and to enter into contract with the Bank, he must examine the specifications, conditions and seek whatever clarification he desires before submitting the Tender documents.
46. Omission, neglect or failure on the part of the tenderer in obtaining requisite, reliable and full information on any matter affecting his tender, the contract and supply, shall not relieve the tenderer whose tender is accepted from any liability under the contract.
47. If any tenderer withdraws his tender after submission or makes any modifications to the tender after its submission, which are not acceptable to Bank, the tender will be treated as having been rejected by the Bank and it will not be processed further and the Bank shall be at liberty to forfeit the EMD without prejudice to any other right or remedy.
48. The Bank reserves the right to reject any or all the tenders received without assigning any reason.
49. The contractor shall not assign or sub-contract the benefits of this tender/contract to any other person.
50. The contractor would get the police verification of all his employees hired for the purpose and submit a copy to the Bank. List of employees with their Name, Photograph, Permanent address, Local address, contact number will be deposited with the Bank. The staff will bear photo identity cards.
51. The contractor shall have full control over the employees engaged by him. The contractor shall give necessary guidance and directions to his employees to carry out the jobs assigned to them. The contractor shall also be responsible for the payment of their wages and / or dues to his employees, to which they are entitled under the applicable laws. All liabilities arising out of violation of local laws and / or central laws shall be contractor's responsibility. He will remove any person (s) / employee (s) who may, in the opinion of the Bank be unsuitable or incompetent or who may misconduct and such a person shall not be re-employed or allowed to work in the campus without the permission of the Assistant General Manager (P&E), SBI, LHO, Lucknow.
52. The contractor will pay rates and wages as per Minimum Wages(Central) Act and observe hours of work and conditions of employment as per existing rules, Agreement and applicable laws. They shall be responsible if so required under the relevant law to register himself and obtain a valid licence under the Contract Labour (Regulation and Abolition) Act, 1970 (Central)and rules there under and they must comply with and carry out all the provisions and obligations under the said Act and Rules and furnish all information to the Assistant General Manager (P&E), SBI, LHO, Lucknow as may be required by the Act/Rules and shall indemnify Bank against any penalties/claims from any default on their part, and the said obligation shall survive even after



the termination of the Agreement.

53. It will be contractor's responsibility to ensure that the obligations under the contracts are duly performed and observed. The contractor shall maintain the 'Daily Report Register' of services every day and made available for inspection by the Assistant General Manager (P&E), SBI, LHO, Lucknow and/ or Bank's other officials.
54. The contractor shall be responsible for any loss due to theft/pilferage of / damage to the Bank's property arising out of any act on part of the workmen engaged by the contractor for the job or the contractor himself. Contractor shall be liable to make good, compensate the Bank for any of the aforesaid losses. Law of the Land shall govern as prescribed.
55. The contract shall be terminated by efflux of time or earlier, by one month's notice at the option of the Bank without assigning any reason thereof. If during the currency of the contract, any Government notification prohibits employment of contract labour for any of these services, the contract shall come to an end forthwith and no compensation shall be paid to the contractor. Besides if the contract is terminated as stated above the contractor shall be entitled to the payment up to the date of termination for the work already performed.
56. The contractor shall be responsible for all the claims of his employees. The contractor's employees will not have any claim whatsoever against Bank.
57. The contractor shall be liable to comply with all rules and regulations in respect of all the labour laws and statutory requirements, including safety and fire safety regulations and other rules and regulations, which are in vogue or will become applicable in future during the contract.
58. The contractor shall accept and bear full and exclusive liability for the payment of any or all taxes etc., now in force or hereafter imposed, increased and revised from time to time by the Central or State Government or by any other authority with respect to or covered by wages, salaries, or other compensation paid or payable to persons employed by the contractor.
59. The contractor shall fully comply with all the applicable laws, rules and regulations relating to P.F. Act including the payment of P.F. contributions, Payment of Bonus Act, Minimum Wages Act, Workmen's Compensation Act, ESI, Shops and Establishment Act, CL (R&A) Act, Essential Commodities Act, Migrant Labour Act and / or such other Acts or Laws or regulations passed by the Central, State, Municipal and Local Government agency or authority, including T.D.S. as per I.T. Act, applicable from time to time.
60. The contractor shall be responsible for proper maintenance of all Registers, Records and Accounts so far as these relate to the compliance or any statutory provisions/obligations. The contractor shall be responsible for maintaining record pertaining to payment of Wages Act and PF, ESI contribution as required.
61. The contractor binds himself executor or administrator and agrees to indemnify the Bank, in respect of this contract, including all claims, damages proceedings costs, charges and / or any expenses whatsoever which may be imposed, enforced or brought against the Bank or any of its directors, officers or employees for reasons of or consequent upon any breach or default

on the part of contract in respect of violation of any of the provisions of Law / Act / Rules or regulations having the force of law or if any award of decision by any competent tribunal, court or authority in respect of the workmen or any one employee/engaged by the contractor / sub-contractor in connection with this contract. This indemnity shall survive even after termination of the contract.

62. The contractor shall bear all the costs and expenses in respect of all charges, stamp duties etc. for executing the agreement with the Bank.
63. The contractor shall be paid at monthly intervals in the A/C as specified by him upon presenting their bill(s) to the Bank.
64. All services are to be provided in such a way that no person working in or visiting the Office is disturbed in any manner.
65. Selection of L-1 will be decided on the basis of lowest quote in the Price Bid.

66. Manpower Requirement:

- a) One operator and one helper from 8:30 Hrs to 16:30 Hrs on all working days and all Saturdays.
- b) One operator and one helper from 11:30 Hrs to 19:30 Hrs on all working days and all Saturdays.
- c) Need based manpower on holidays to take care of upkeep, maintenance needs.
- d) One supervisor should be available to visit site as per requirement as and when required by the Bank or if any work needs his/her supervision.
- e) Contractors will have to inform details of workmen being deployed for the work. In case workmen are changed, their details will have to be submitted. Payment will not be released unless aforementioned details are submitted.
- f) Besides the above regular deployment, contractors will have to provide additional manpower as and when required for tasks related to operation/upkeep/repairs/addition or modifications in existing system. Even if another agency is working the required support shall have to be provided by the contractor. No additional payment will be made on this account.
- g) Contractor will have to provide workmen with a uniform of dark coloured full length trousers, light coloured shirt and black shoes with socks. Colour of dress has to have the approval of the Bank and same for all workmen. For winters a coloured pullover will have to be provided. Electricians and helpers will have to be provided with plastic name tags giving name of firm which they should put on whenever engaged in Bank work.
- h) In case Plant/package units are to be operated beyond 8:30 am to 7:30 pm on working days or on closed days payment will be made for per hour or part thereof as below:

Monthly remuneration  
Assuming 26 working days in a month

X ( in Rupees)

per day remuneration	X/26
Per hour charges on the basis of 8 working hours each day	X/26x8

## 67. SCOPE OF WORK:

The scope of work will include but not be restricted to the activities given below which are only indicative of nature of work:

1.1. Work relates to operation/routine upkeep of Blue Star make 3X300 Tr. Magnetic Bearing water cooled Central AC chiller plant with its associated equipment including electrical panels, water lines, valves, pumps, 3X300 Tr cooling towers, 18 AHUs, FCUs, ducting, etc. and 3X15 Tr and 2X17 Tr Packaged Units on the second floor and any other commercial type AC to be added during the tenure of the contract.

1.2. .

1.3. Given below is an indicative list of jobs to be carried out. Work will not be limited to this list at any other job required to proper operation/upkeep shall have to be done.

### WORKS TO BE CARRIED OUT DAILY

- i. Operating the entire A.C. Plant system and Packaged Units.
- ii. Maintaining a log book supplied by the Bank.
- iii. Checking of cooling towers, chilled water expansion tank, water softening plant and packaged units.
- iv. Checking for proper closing of doors, windows and other opening all air conditioning space during the period the air conditioning system switched on.
- v. Operation of ventilation exhaust fans installed in the plant and packaged unit rooms.
- vi. Operation of lights etc. in the plant room , AHU rooms and packaged AC rooms.
- vii. Cleaning dusting of plant room and AHU rooms including motors, starters, compressors, pumps, panels, pipes, racks, etc. all machinery installed in the plant room and AHU's will be kept dust free and clean in all respect.
- viii. Operation of drainage system required for air conditioning plant.
- ix. Checking of bearing, terminals connections, cables of all motors, fans, pumps, compressors starters, panels etc.
- x. Regular check of motors.
- xi. Two hourly PSYCHROMETER reading at different places of air conditioned space in the

premises.

#### WORKS TO BE CARRIED OUT WEEKLY

- i. Leakage testing of system for any suspected gas leakage.
- ii. cleaning of air filters of all AHU and packaged AC.
- iii. Checking of v- belts tensions in all AHU's and of nuts and bolts of compressors tyre couplings.
- iv. Checking of coupling rubber bushes of pumps.
- v. Cleaning of pot/y-strainers.
- vi. Checking of all drain points in plant room/ AHU rooms.
- vii. Checking of pump gland for leakage.
- viii. Checking of leakage and operation of all valves installed in water lines.

#### WORKS TO BE CARRIED OUT MONTHLY

- i. Blowing out the dust from all motors, cables, panels, equipment etc.
- ii. checking of all safety controls operation and also the set points of all controls operation and also the THERMOSTATE, Water Flow Switch, Over Load Relays, Single Phasing, Preventers etc.
- iii. checking of cooling towers, its filters, spray nozzels sumps etc.
- iv. greasing of exhaust fans installed for plant room ventilation.
- v. Checking and setting of all fresh air dampers installed in AHU rooms.
- vi. Check operation of all indication light/ voltmeters/ Amps meters and Alarm system of all electrical connections , electrical meters, sensors,etc. In Packaged ACs.
- vii. Washing, cleaning of outdoor units of Packaged ACs.

1.3 Besides regular manpower to be deployed as detailed elsewhere, contractors will have to arrange for additional manpower/expertise at no additional charges to operation/upkeep which regular staff cannot do by themselves.

1.4 In case commercial AC or equipment is installed/added to the present installation during the tenure of the contract, its operation and routine upkeep shall also be covered by this contract

without any additional charges becoming payable.

1.5 The contractor shall be responsible for proper operation of the entire air conditioning system including all parts thereof e.g. plant room operation, motors, pumps, cooling towers, AHUs, FCUs, air distribution system, grills, etc necessary adjustment of valve controls, etc. to achieve optimum capacity of air conditioning. Same shall hold true for Packaged ACs also. Everything needed to achieve this objective shall have to be done by the contractor.

1.6 The watch and ward time of the plant shall be the responsibility of the contractor.

1.7 Contractors will have to keep close liaison with the agency to whom the annual maintenance contract of the plant and packaged ACs is given.

1.8 The contractor shall have to fully acquaint themselves with the installation for which if they feel necessary, they may contact M/s Blue Star Ltd. to obtain information about the various systems in the plant and Packaged ACs.

1.9 The contractor shall be responsible for any loss due to theft/pilferage of / damage to the Bank's property arising out of any act on part of the workmen engaged by the contractor for the job or the contractor himself. Contractor shall be liable to make good, compensate the Bank/resident of the colony for any of the aforesaid losses. Law of land shall govern as prescribed.

1.10 The contractor shall bear all the costs and expenses in respect of all charges, stamp duties etc for executing the agreement with the Bank.

1.11 Selection of L-1 will be decided on the basis of lowest quote in the price bid.

1.12 The Bank does not bind itself to accept the lowest tender and reserves the right to reject any or all the tenders received without assigning any reason.

1.13 The minimum wages in the price bid for skilled and unskilled are considered as per order of Chief Labour Commissioner order dated **28.03.2025** for Building operation, Electric Lines applicable for Class A city, Lucknow.

1.14 Price bids shall have two components, Minimum wages (EPF, ESI as applicable ) and Service charges (Profit + GeM transaction charges). minimum wages component for above work is Rs. 1,06,305.81 per month ( excluding GST) and fixed in price bid.

a) Vendor will not modify the minimum wages amount in price bid Part A.

b) Vendor will quote only service charges and quoted service charges should not be less than 3.85% on Rs 1,06,305.81 per month.

c) GST@18% to be considered on minimum wages + service charge.

d) Bidder who modified the minimum monthly wages amount less than Rs 1,06,305.81

and quoted service charges less than 3.85%, Tender of that bidder will be disqualified in Price bid evaluation and work will be awarded to next lowest bidder, who have quoted valid rates as per tender terms and conditions, statutory requirements.

e) The vendor has to quote rate including, profit/ admin expenditure involve in scope of work defined above, stationary, uniform for employees etc. if the vendor quoted abnormal rates, tender will be rejected.

f) All the statutory deductions shall be made as per applicable norms. Rate must inclusive of GST, however after finalization of tender vendor will submit bifurcation with basic amount and GST considered.