



भारतीय विज्ञान शिक्षा एवं अनुसंधान संस्थान मोहाली
(मानव संसाधन विकास मंत्रालय का एक स्वायत्त संस्थान, भारत सरकार के अधीन)
सेक्टर-81, नॉलेज सिटी, पो.ओ. मनौली, एस.ए.एस. नगर, मोहाली] पंजाब-140306

INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH MOHALI
(Estd. By Ministry of Human Resource Development, Govt. of India)
Sector – 81, Knowledge City, P.O. Manauli, S.A.S. Nagar, Mohali, Punjab -140306



Tender Form Cost- Rs.590/-

Tender Ref. No.: IISER/EE-EO/Estimate-P/19-20/04

Date: 17.02.2020

Notice Inviting Quotation

1. The Executive Engineer on behalf of the Director, IISER Mohali, invites online bids under single bid system through E- Central Public Procurement Portal i.e. <https://eprocure.gov.in/eprocure/app> from eligible contractor for the work mentioned below.

Name of work	: Annual Maintenance Contract for Chillers along with BMS in Animal House at IISER, Mohali.
Tender Ref No	: IISER/EE-EO/Estimate-P/19-20/04
Estimated cost	: INR 9,87,000/- + GST
Earnest Money	: INR 22,200/-
Stipulated period of work	: One year, which can be extended for 2 nd year only on satisfactory performance by the agency

Critical Date Section

Sr. No	Particular	Date	Time
1.	Tender publishing date and time	17.02.2020	06:55 PM
2.	Tender documents download start date and time	17.02.2020	06:55 PM
3.	Bid submission start date and time	17.02.2020	06:55 PM
4.	Bid submission end date and time	26.02.2020	03:00 PM
5.	Technical bid opening date and time	27.02.2020	03:05 PM

1. Tender document may be downloaded from the website of E-Central Public Procurement portal (<https://eprocure.gov.in/eprocure/app>) and www.iisermohali.ac.in . Tender should be submitted online along with valid documents of eligibility criteria within the date mentioned above.
2. The Director, IISER Mohali shall be the “Accepting Authority” hereinafter referred to as such for the purpose of this contract.
3. For any information, other modifications and/or corrigendum may kindly visit IISER Mohali website <http://www.iisermohali.ac.in> and also publish on <https://eprocure.gov.in/eprocure/app>.

SUBMISSION OF TENDER:

Tender shall be submitted by the Bidders in two parts:

(i) Technical Bid. – Cover I (ii) Financial Bid. - Cover II

The two bid system will be followed for this tender. In this system the bidder must submit bid **on line at E-Procurement Portal (i.e. <https://eprocure.gov.in/eprocure/app>)** his offer in two covers. "**Cover No. 1- Technical Bid along with requisite fee details and all forms under seal and signature of Bidder**" mentioned below and "**Cover No.2 - Financial Bid**" respectively.

The **Cove I** (Technical Bid) shall consist of following:

- i) **Earnest Money** -The bidder shall furnish as part of its bid, an EMD of Rs.22,200/- (Rupees Twenty Two Thousand And Two hundred only) (Non refundable). The EMD is to be submitted through Demand Draft of any Scheduled / Nationalized Bank (drawn in favour of **Registrar, IISER, Mohali**).
- ii) **Cost of Tender Form** - The Cost of Tender Form Rs.590/- is to be submitted through Demand Draft of any Scheduled / Nationalized Bank (drawn in favour of **Registrar, IISER, Mohali**) which is non-refundable.

Note - The original payment instrument like Demand Draft of any Nationalized Bank against Earnest Money and Cost of Tender Form sent to the address- **IISER Mohall, Sector-81, knowledge City, PO- Manauli, SAS Nagar Mohali 140306, Punjab** by post/speed post/courier/by hand before bid opening date & time

iii) **Important Documents uploads in .pdf format only:-**

- a) Scanned copy of DD of EMD and Cost of Tender Form.
- b) Scanned copy of IT Return for the last three financial years.
- c) Scanned copy of work experience in Government Dept.,
- d) Scanned copy of OEM/OEP/ Authorized dealer of OEM or OEP/ Authorized Service provider.
- e) Scanned copy of Tender Accept Letter

The Cover II (Financial Bid) shall consist of following:

- * Schedule of price bid of in the form of BoQ_XXXXX.xls (Will be formulated according to the type of work)

Executive Engineer
Head IWD, IISER Mohali

**INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH (IISER) MOHALI
“AMC FOR CHILLERS ALONG WITH BMS IN ANIMAL HOUSE AT IISER MOHALI, SEC 81,
SAS NAGAR”**

1. E-quotations are invited on the behalf of Director IISER Mohali for the work of “AMC for Chillers along with BMS in Animal House at IISER Mohali”.

Earnest Money: Rs.22,200/- favouring Registrar, IISER Mohali and payable at Mohali.

2. The details of AMC can be downloaded from web site www.eprocure.gov.in & www.iisermohali.ac.in. Bidder who download the documents from web site are required to submit separately Demand Draft of Rs.590/- favoring Registrar, IISER Mohali and payable at Mohali, which is non-refundable.

SCOPE OF WORK

1. The OEM/OEP/ Authorized dealer of OEM or OEP/ Authorized Service provider shall check and render preventive maintenance service to all the equipment's (Chillers) along with VFD /actuators once every 3 months i.e., four times in a year during the currency of the contract.
2. To check the VFD (Variable Frequency Drive)/actuators once in every three months.
3. Checking of BMS (Building Management System) once in every three months or as desired.
4. Checking of all parameters (actuators, switches, sensors, etc) and working of machine every month.
5. To attend all emergency calls during the contract period.

A). Each service will include the following:

1. Checking the functioning of Chiller unit.
2. Descaling of condensers/chemical cleaning of evaporator coils/replacement of pre filters based on our assessment and working parameters of the plant.
3. Checking of compressor for its proper working.
4. Checking oil levels in Compressor/motor starter/gear boxes and oil charging. Cleaning of all filters.
5. Refrigerant leakage testing and top up of refrigerant.
6. Labour for overhauling and descaling (Once in a year) of condenser as per need.
7. Annual pumping-down and restarting as and when required.
8. Checking of Microprocessor control panel, control boards, transducers of packaged chiller along with VFD. Repair of VFD.
9. Repair of main breaker, electrical contractor and repairing of electrical fault.
10. Replenishing refrigerant gas.
11. To check the operation of actuators and other sensors so as to integrate with the control and working BMS.
12. Repairing the primary and secondary water pumps.
13. Checking of parameters on display and rectification of related errors.
14. Checking the pressure and temperature controls related to the chilling machine.
15. Checking of BMS as and when required (to be carried out as per BOQ Sr no 2).
Checking the connection of control wiring of BMS panel with the Sensors, Controller, Actuators and differential Switches etc. Connecting all the loose connections and end terminals.
16. Refrigerant leakage testing of each chiller.
17. Refrigerant top up.
18. Condenser fan bearing greasing.
19. Electrical fault checking and rectify the same.

B). EXCLUSIONS

1. Day to day operation and Cleaning / maintenance of the machine/plant or additional service during the year. Additional services shall be offered on chargeable basis.
2. Cleaning of equipment external (like drain piping) to the equipment.
3. Repair / Replacement of compressor, any part associated to compressor.
4. Repair / Replacement of controller or any part associated to controller.
5. Any part required to be changed or repair.
6. Repairs and/or replacement of any spare or equipment due to ageing and damage due to external factors to the equipment. All requirements arising out of normal wear and tear and/or normal break-downs shall be covered under the contract.
7. Repairs or replacement of AHU coils and bottom trays.
8. Replacement of entire equipment like Cooler, Condenser Compressor, Electrical Panel, AHU, Pump, Cooling Tower, Humidifier, Hot Water Generator etc.
9. Replacement in case the spare part/equipment is obsolete.
10. Installing new Software for BMS and other allied associated work.
11. Repairs or replacement of any equipment other than that mentioned in the list of equipment.
Any additional equipment not listed in the equipment list shall be covered at an additional premium. Repairs or replacement of water piping/gate valve/globe valve, modulating and mixing valve, make up water and expansion tank, insulation, ducting, sheet metal, outdoor condenser coils, refrigerant piping, back cover, front grille, dampers, grills, diffusers, false ceiling, micro and HEPA filters, doors, locks, gasket, heating elements, auto defrost system, hinges, doorbell, light fixtures and bulbs.
12. Any kind of masonry, structural and carpentry works.
13. Cooling tower structural, fills, louvers and air washer internals.
14. Painting of plant and associated equipment.
15. Main electrical panel for the system with all components.
16. Replacement of, electrical installation like cabling, switch boards, isolators, panels, strip heaters, ammeters, voltmeters and other such instruments external to the equipment.
17. Any other item not specifically mentioned nor supplied by OEM/OEP
18. Failure or deterioration of any equipment or parts due to atmospheric condition / corrosive atmosphere.
19. Providing unskilled labour.
20. Transportation of equipment.
21. Anything not specified within "Scope of Contract" above.
22. Some of the above referred exclusion of supplies/services can be arranged by OEM/OEP/ Authorized dealer of OEM or OEP/ Authorized Service provider at extra cost.

C). General Terms & Conditions:-

1. The OEM/OEP/ Authorized dealer of OEM or OEP/ Authorized Service provider must have original equipment testing kit.
2. All damaged/worn out parts replaced during AMC should be returned to the Engineer in charge.
3. No equipment should be unmounted and taken out from the Institute without a proper Gate Pass issued by the Engineer In charge.
4. In case of any damage due to mishandling of the installation, recovery shall be made from the bill/performance guarantee.
5. In case of unsatisfactory performance, the AMC can be terminated without assigning any reason.
6. The OEM/OEP/ Authorized dealer of OEM or OEP/ Authorized Service provider must intimate the

addresses of his office along with contact numbers of persons to be contacted in case of emergency.

7. The attending technician should be in possession of all tools and equipment's to be used during the maintenance work and the same would be provided by the agency.

8. The agency or his workers shall not misuse the premises allotted to them for any purpose other than for which the contract is awarded.

9. The agency has to deploy more manpower, if required, for attending breakdown and completing breakdown work in minimum possible time for which no extra payment would be made.

10. The OEM/OEP/ Authorized dealer of OEM or OEP/ Authorized Service provider shall liaison with the BMS agency for the smooth operation and control of BMS.

11. In case any shutdown is required for carrying out the AMC work, then the same should be informed to the Engineer in charge well before hand and a shutdown should be carried out only after obtaining the necessary approval.

12 Any displacement, relocation of the equipment should be avoided by the agency.

13. All necessary drawings, Manuals etc will be provided to the firm on demand.

14. The firm should finish the work in stipulated time. Any extra labour incurred in meeting the work deadlines shall not be chargeable and will be the firm's liability.

15. AMC charges will be payable quarterly after satisfactory completion of work and certification by Engineer in Charge with deduction of 5% amount as security deposit from each running bill which will be released after successful completion of AMC period and payment of final bill.

16. The annual maintenance contract rates will be for period of two years, 1st one year and 2nd year biased on the rate quoted. However, the AMC can be extended for 2nd year only on satisfactory performance by the agency.

17. The contractor shall comply with all statutory requirements in respect of said work.

18. All material to be used in the AMC will have to be approved by the Engineer -in- Charge or his authorized representative.

19. All urgent calls and complaints should be attended within 2 hours.

20. The agency attending technicians should be well trained to handle the required work. The Institute will not be responsible for any physical or personal damage to the company's technician while carrying out the AMC work.

21. All the agency attending technicians should take all necessary precautions while carrying out the AMC work. All protective gear and equipment should be used and should be in good condition. No compromise on safety should be allowed.

22. Carrying out liasoning with OEMs of individual equipment's will be the sole responsibility of the agency. However, in case of any delay in repair etc. by the OEM, the agency should keep the Engineer in charge well informed from time to time.

Eligibility criteria

Agency who fulfill the following criteria shall be considered by IISER Mohali for technical evaluation (if required) and opening of commercial bids:

- D) Agency/firm must be OEM/OEP/ Authorized dealer of OEM or OEP/ Authorized Service provider of Chillers of stipulated make.
- II) Agency must have enlistment with Govt/Semi Govt/PSU/ Autonomous body
- III) Agency/firms should have successfully completed in Govt. sector only, during last 7 years ending last day of the month previous to the one in which the bidding are invited, either three similar works costing not less than 40% or two similar works costing not less than 50% and one similar work costing not less than 80% of the estimated cost of the work. Similar work means work of “Installation/AMC of Chillers (225 TR)”.
- IV) Average annual financial turn over during the last 3 (three) years ending 31st March of the previous year should at least be 50% of the estimated cost of work.
- V). Not incurred loss in more than two years during the last five years ending 31st March of the previous year.

TENDER ACCEPTANCE LETTER

(To be given on Company Letter Head)

Date:

To,
Executive Engineer

IISER Mohali

Sub: Acceptance of Terms and Conditions of Tender.

Tender Reference No.: IISER/EE-EO/Estimate-P/19-20/04

Name of Tender/Work:- Annual Maintenance Contract for Chillers along with BMS in Animal House at IISER Mohali.

Dear Sir

1. I/We have downloaded/obtain the tender documents(s) from the above mentioned Tender/Work from the website(s) namely:

as per your advertisement, given in the above mentioned website(s).

2. I/We hereby certify that I/We had read the entire terms and conditions of the tender documents (including all documents like annexure(s), schedule(s), etc.) which form part of the contract agreement and I/We shall abide hereby by the terms/conditions/clauses contained therein.

3. The corrigendum(s) issued from time to time by your department/organization too have also been taken into consideration, while submitting the acceptance letter.

4. I/ We hereby unconditionally accept the tender conditions of above mentioned tender document(s) in its totality/entirety.

5. In case any provision of this tender are found violated, then your department/organization shall without prejudice to any other right or remedy be at liberty to reject this tender/bid including the forfeiture of the full said earnest money deposit absolutely.

Yours Faithfully,

(Signature of the bidder, with official seal)

Instructions for Online Bid Submission:

The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

More information useful for submitting online bids on the CPP Portal may be obtained at:
<https://eprocure.gov.in/eprocure/app>.

REGISTRATION

- 1) Bidders are required to enroll on the e-Procurement module of the Central Public Procurement (<https://eprocure.gov.in/eprocure/app>) by clicking on the link "Online bidder :Enrollment" on the CPP Portal which is free of charge.
- 2) As part of the enrolment process, the bidders will be required to choose a unique username as assign a password for their accounts.
- 3) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- 4) Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with Signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), with their profile.
- 5) Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC's to others which may lead to misuse.
- 6) Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC /e-Token.

SEARCH FOR TENDER DOCUMENTS

- 1) There are various search option built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.
- 1) Once the bidders having selected the tenders they are interested in, they may download the required documents / tender schedules. The tenders can be moved to the respective 'My Tenders' folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- 2) he bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification I help from the Helpdesk.