

SCOPE OF WORK

PART- I

1. Monthly checking and recording of airflow through the filters and diffusers. Necessary corrective actions to be taken if found any abnormality.
2. Periodic cleaning of filters, pumps, cooling tower for HVAC system as mentioned below.

Sl No	Equipment
1	Water/ brine Chiller direct cooling system, package units, etc
A	Parameter checking, calibration of sensors, flow switches and replacement of defective parts
B	Display working check up
C	Contactors cleaning/ repairing
D	Replacement of defective contactor
E	All PCB working check up and repairing/ replacement of defective PCB
F	Refrigerant leakage checkup
G	Repair of leaky point and refrigerant top up
H	In case of abnormal sound in compressor/motor, pump down the refrigerant and store in cylinder. After repairing the abnormal sound, pressure testing, vacuumizing and refrigerant/oil topping. Oil filter and liquid line filter replacement
I	Air cooled condenser fan working check-up and PCB/ Temperature sensor checkup. Repair/ replacement of defective PCB/ temperature sensor
J	repair/rewinding of condenser fan motors/bearing replacement, greasing of bearing
K	Adiabatic water spray line leakage repair / replacement
a)	Temperature calibration / replacement
b)	Nylon meshes repair / replacement
L	Chilled water line repair, insulation and painting as per colour code
M	Cleaning of condenser coil with pressure pump and chemical cleaning once in a year.
N	Black enamel paint at chiller
O	Condenser base channel
P	Replacement of defective gauges and thermometer electrical control and main switch check up / repair. Repair/replacement of chilled water, condenser water, flow switches, sensor, calibration.
2	Water circulating primary, secondary HWP and heat exchanger pump.
a)	Servicing of pump and bearing, greasing, terminal connection check
b)	Pumps motor rewinding, bearing replacement and re-fitting. Defective parts repair/ replacement of pump mechanical seal replacement
c)	"Y" cleaning
d)	Defective pressure gauge/ thermometer
e)	Inlet, outlet water line/pump base painting
f)	Main supply isolator check up, cleaning and repair/ replacement of contactor, relay, etc
g)	Servicing/ repair of secondary pump VFD's
3	Heat exchanger
A	Operation check up
B	Heat exchanger cleaning with chemical
C	Defective pressure/ thermometer
4	Hot water generator (HWG)
A	Servicing of HWG
B	Complete checking of heaters, temperature sensor, thermostat, timer, limit switches, PCB, indicator lights etc and repair/ replacement of defective parts
C	Replacement of heating element
D	Water leakage repair
E	Painting of overhead make up water tank
5	AHU
A	Pre filter cleaning
B	Cooling/ heating coil cleaning with coil shine chemical. Condensate water drain tray and

	line flushing
C	Hot water/ chilled water actuator operation checking and oiling of actuator spindle. Repair/ replacement the modulating motor of actuator
D	Temperature and RH sensor setting/ calibration and repair/ replacement of defective sensor
E	AHU motor bearing greasing and base bolt tightening and alignment
F	Burnt motor rewinding/ bearing replacement. Base bolt check up
G	V- Belt tightening/ replacement of belts
H	Fire damper/ VCD operation checking and air balancing
I	Hot water/ Chilled water line painting/ Y stainer cleaning
J	Leaky coil/ water line repairing
K	Leaky duct joints repairing/ installation chilled water make up
L	Chilled water make up over head tank painting/ repair
M	Auto/ manual operation check up, VFD repair, contactor cleaning, repair/replacement of electrical part
N	Blower's pillow bearing replacement
O	Hepa filter efficiency checking, air balancing
P	Hepa filters side air leakages repair
Q	Repair/ insulation of leaky duct
R	Micro filter, fine filter cleaning
S	VFD servicing, operation checkup, electrical connection checkup, repair of VFD
6	Water circulating primary, secondary Hot water and condense pump: 8 Nos
A	Servicing of pump and bearing greasing. Terminal connection checking
B	Pump motor rewinding/ pump repair and re fitting. Damage part replacement of motor and pump. Mechanical seal replacement
C	Contactor cleaning
D	Replacement of contactor/ relay
E	VFD cleaning/ repairing
7.	Cooling tower
A	Cleaning of cooling tower
B	Water spray pipe repair/ replacement
C	Replacement of PVC fills
D	Condenser pump, Y stainer cleaning, NRV checking, replacement of seal, motor bearing greasing, motor rewinding, etc
E	All the electrical contactors cleanings/ replacement, control wiring checkup, etc
F	Cooling fan motors servicing, greasing, motor rewinding, fan coupling replacement, motor bearing replacement, electrical contactor servicing, control wiring checkup, etc
8	Humidifier
A	Water tank cleaning
B	Electrical wiring checking, contactor cleaning or replacement
C	Flow swith checking/ replacement
	Water line leakage repair
E	Heating element checking/ replacement
9	Process exhaust/ Air vent AHU
A	Greasing of motors, terminal connection checkup, pre filter cleaning
B	Chemical filter efficiency checkup
C	Testing of PHI cells
D	Replacement of chemical filter, pre filters and PHI cells
E	Motor rewinding, replacement of V belts
10	BMS
A	The contract is being entered into is for rectification & maintenance of the system for 1 years, which includes 4 preventive Maintenances (1 No. quarterly) and Twelve number of breakdown calls.
B	Quarterly preventive maintenance visits will be provided to maintain, adjust and test the equipment as required
C	Provision of ladders either statics or mobile, shall be in in M/s IISER, Animal House's scope and same shall be provided to us free of cost

D	For every visit covered under maintenance, the person deputed by service provider shall make a service report, which will be signed by representative of both the parties and each party will retain one copy of such report.
E	This agreement would be valid for ONE YEAR from the date of commencement
F	Any up gradation & Modification of programming will be considered as additional scope of work & will be charged accordingly after approval from in M/s IISER, Animal House, Mohali
G	Any kind of Calibration of Sensors/ transmitter will be charged extra
H	Free repair/replacement of the parts for the equipment covered under comprehensive O&MC subject to the exclusions listed hereunder. Such replacement of parts shall become the property of service provider
I	Any repair / replacement of field equipment will be done within 3 to 4 days after identifying the fault
J	Any repair/ replacement of high-end equipment will be done within 14 days
K	Cables and conduits are not covered under comprehensive O&MC. Any cables and conduits found faulty/damaged will be replaced on extra chargeable basis
L	The equipment should be made available for servicing as and when an Engineer calls on his periodical preventive maintenance visit. Any additional visit necessitated would be liable to extra charge
M	Government levies, formalities, permissions, procedures, applications, follow ups, are the sole responsibilities of customer and are not covered under this agreement
11	Air compressor
A	Single stage and double stage air compressor, maintenance, trouble shooting and replacement of defective parts.

OTHER SERVICE CONDITIONS FOR AIR COOLED CHILLERS

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.
5. Labour for overhauling and descaling (Once in a year) of condenser as per need.
6. Annual pumping-down and restarting as and when required.
7. Checking of Microprocessor control panel, control boards, transducers of packaged chiller.
8. Replenishing refrigerant gas.
9. Repairing of leaky water pipeline for spraying the water on condensers (Adiabatic water spray system).
10. Repairing of water pump of Adiabatic water spray system.
11. Checking of parameters on display and rectification of related errors.
12. Checking the pressure and temperature controls related to the chilling machine.
13. Refrigerant leakage testing of each chiller.
14. Refrigerant top up.
15. Condenser fan bearing greasing.
16. 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 etc.
9. Replacement in case the spare part/equipment is obsolete.
10. 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.
11. Any kind of masonry, structural and carpentry works.
12. Cooling tower structural, fills, louvers and air washer internals.
13. Painting of plant and associated equipment.
14. Main electrical panel for the system with all components.
15. Repairs to or replacement of, electrical installation like cabling, switch boards, isolators, panels, strip heaters, ammeters, voltmeters and other such instruments external to the equipment.
16. Any other item not specifically mentioned nor supplied by OEM/OES
17. Failure or deterioration of any equipment or parts due to atmospheric condition/corrosive atmosphere.
18. Providing unskilled labour.

19. Transportation of equipment.
20. Anything not specified within "Scope of Contract" above.
21. Some of the above referred exclusion of supplies/services can be arranged by OEM/OES at extra cost.

OTHER SERVICE CONDITIONS FOR WATER COOLED CHILLERS

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. Refrigerant leakage testing of each chiller.
16. Refrigerant top up.
17. Condenser fan bearing greasing.
18. 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.

Part-2 Building Management System (BMS) – Make : Schneider

The O&MC of BMS shall cover the following scope of work:

Scope of Work

Under the Comprehensive maintenance period we shall provide the under mentioned services.

1. The contract is being entered into is for rectification & maintenance of the system for 1 years, which includes 4 preventive Maintenances (1 No. quarterly) and Twelve number of breakdown calls.
2. Quarterly preventive maintenance visits will be provided to maintain, adjust and test the equipment as required.
3. Provision of ladders either statics or mobile, shall be in in M/s IISER, Animal House's scope and same shall be provided to us free of cost.
4. For every visit covered under maintenance, the person deputed by service provider shall make a service report, which will be signed by representative of both the parties and each party will retain one copy of such report.
5. This agreement would be valid for ONE YEAR from the date of commencement.
6. Any up gradation & Modification of programming will be considered as additional scope of work & will be charged accordingly after approval from in M/s IISER, Animal House, Mohali.
7. Any kind of Calibration of Sensors/ transmitter will be charged extra.
8. Free repair/replacement of the parts for the equipment covered under comprehensive O&MC subject to the exclusions listed hereunder. Such replacement of parts shall become the property of service provider.
9. Any repair / replacement of field equipment will be done within 3 to 4 days after identifying the fault.
10. Any repair/ replacement of high-end equipment will be done within 14 days
11. Cables and conduits are not covered under comprehensive O&MC. Any cables and conduits found faulty/damaged will be replaced on extra chargeable basis.
12. The equipment should be made available for servicing as and when an Engineer calls on his periodical preventive maintenance visit. Any additional visit necessitated would be liable to extra charge.
13. Government levies, formalities, permissions, procedures, applications, follow ups, are the sole responsibilities of customer and are not covered under this agreement.

Service Levels:

1. Response On Site : As mentioned in the Priority Service Call table
2. Support Type : On Site Comprehensive
3. Corrective Maintenance: Twelve no. of equipment breakdown
4. Preventive Maintenance: 4 Preventive Maintenance annually.

Scope of Work under Preventive Maintenance of Building Management System:

1. Physical checking of all the DDC panels.
2. Cleaning of all dirty devices at mentioned intervals.
3. Check the electrical connections etc.
4. Check the Controller and field devices for its proper functioning.
5. Replacement of Faulty devices & Re-programming.

Support Deliverables

1. The Support provided is comprehensive.
2. **Customer** will have to log a call at service@konceptengineers.com or tel no.- 01294025305/ **7217863003**, if required.
3. The call will be routed to the nearest Service Provider's Area Office
4. An engineer will be notified to attend the call.
5. The engineer will try to understand the problem on the telephone and try to provide telephonic/on line assistance for first level resolution.
6. If onsite support is required, the Service Provider's Area Office will depute an engineer for technical assistance at site.

Support Timings	From Monday to Saturday (exclude Public Holidays)Timings :9.30a.m to 6:00pm
Type of Support	Telephonic assistance at the time of logging the call. In case the problem resolution necessitates an onsite visit, an Engineer will attend the call onsite.
Response Commitment	Engineer/Coordinator will respond within 4 working hrs for call report before 1100 hrs. For calls logged after
Resolution Commitment	Within 14 working days subject to availability of spares (if required).

General Terms & Conditions:-

1. The OEM/OEA must have original equipment testing kit.
2. The agency shall be paid ESI / EPF as per actual on the production of proof. GST as applicable shall be paid extra at the time of billing.
3. The agency for operation part has to quote percentage on (+) side i.e. above. The agency quoting below or on (-) percentage shall be rejected.
4. All damaged/worn out parts replaced during O&MC should be returned to the Engineer in charge.
5. No equipment should be unmounted and taken out from the Institute without a proper Gate Pass issued by the Engineer In charge.
6. In case of any damage due to mishandling of the installation, recovery shall be made from the bill/performance guarantee.
7. In case of unsatisfactory performance, the O&MC can be terminated without assigning any reason.
8. The OEM/OEP/Authorized dealer must intimate the addresses of his office along with contact numbers of persons to be contacted in case of emergency.
9. The attending technician should be in possession of all tools and equipments to be used during the maintenance work and the same would be provided by the agency.
10. The agency or his workers shall not misuse the premises allotted to them for any purpose other than for which the contract is awarded.

11. 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.
12. In case any shutdown is required for carrying out the O&MC 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.
13. Any displacement, relocation of the equipment should be avoided by the agency.
14. All necessary drawings, Manuals etc will be provided to the firm on demand.
15. 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.
16. O&MC 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 O&MC(Operation and Maintenance Contract) period and payment of final bill.
17. The annual maintenance and operation contract rates will be for three years, initial one year which can be extended for a further period of two years (1+1) year on satisfactory performance by the agency as mutually agreed.
18. The contractor/agency shall comply with all statutory requirements in respect of said work.
19. All material to be used in the O&MC will have to be approved by the Engineer -in- Charge or his authorized representative.
20. All urgent calls and complaints should be attended within 1 hour, round the clock.
21. 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 O&MC work.
22. All the agency attending technicians should take all necessary precautions while carrying out the O&MC work. All protective gear and equipment should be used and should be in good condition. No compromise on safety should be allowed.
23. Carrying out liasoning with OEMs of individual equipments 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. For BMS, the agency shall enter into back to back agreement with the OEM for maintenance and upgradation of BMS.
24. The bidder shall have Employees Provident Fund (EPF) enlistment and proof of the same shall be attached clearly showing the Provident Fund Code number.
25. The bidder shall have the Employee State Insurance Corporation (ESIC) enlistment and proof of the same shall be attached with the Technical bid.
26. No price preference to any corporate society/Registered society, Govt. Public Sector undertakings / bodies shall be given and tenders shall be exclusively dealt with on merit.
27. The contractor shall comply with the provisions of the Apprentices Act 1961, Minimum wages Act 1948, Workmen's compensation Act 1923, contract labour (Regulation and Abolition Act 1970), payment of wages Act 1938, Employer's liability Act 1938, Maternity Benefits Act 1961, Employee's State Insurance Act, 1948, Employees Provident Funds and Miscellaneous Provisions Act, 1952 and the Industrial disputes Act 1947 as applicable and the rules and regulations issued there under and by the local Administration/ Authorities from time to time as well all provisions of law applicable to workmen. Failure to do so shall amount to breach of the contract and the Competent Authority may at his discretion terminate the contract. The Contractor shall also be liable for any pecuniary liability arising on account of violation by him of any of the said Acts and shall indemnify the Institute on that account. Institute will not be liable for any act or omission on the part of the contractor in so far as any violation of any of the aforementioned acts.
28. As it is mandatory for the Contractor to pay the prevailing minimum wages as fixed by Ministry of Labour & Employment, Govt. of India, to its operational staff, operating 24x7 plus the statutory dues like ESI, EPF, ELDI, GST etc., any bidder quoting less than the minimum wages and also not appropriately quoting for these charges shall be disqualified at the stage of evaluation. The rates as quoted above would be applicable for entire period of the contract & also for the extended period. The contractor will not make any claim for additional charges under any circumstances unless any revision made by the appropriate Government Authority in the wages and statutory benefits. While quoting the rates, the contractor should keep in mind all these factors to avoid any type of dispute at any stage of the contract. The wages shall be payable to the O&M staff in accordance with their respective category/domain of work i.e., highly skilled/skilled/semi-skilled/unskilled etc.
29. The payment for EPF, ESI contributions on behalf of employer i.e., IISER shall be deposited by successful bidder. Also, other perks such as leave wages etc shall be payable to the workers.
30. If the contractor or his working people or servants shall break, deface, injure or destroy any part of

building in which they may be working, or any building, road, road kerb, fence, enclosure, water pipe, cables, drains, electric or telephone post or wires, trees, grass or grassland, or cultivated ground contiguous to the premises on which the work or any part is being executed, or if any damage shall happen to the work while in progress, from any cause whatever or if any defect, shrinkage or other faults appear in the work during the contract period or within 02months after a certificate final or otherwise of its completion shall have been given by the Engineer in-Charge as aforesaid arising out of defect or improper materials or workmanship the contractor shall upon receipt of a notice in writing on that behalf make the same good at his own expense or in default the Engineer-in-Charge cause the same to be made good by other workmen and deduct the expense from any sums that may be due or at any time thereafter may become due to the contractor, or from his security deposit/performance guarantee or the proceeds of sale thereof or of a sufficient portion thereof.

31. The contractor shall pay to labour employed by him, wages not less than fair wages as defined in the Labour Regulations or as per the provisions of the Contract Labour (Regulation and Abolition) Act, 1970 and the contract Labour (Regulation and Abolition) Central Rules, 1971, wherever applicable.

32. The contractor shall, notwithstanding the provisions of any contract to the contrary, cause to be paid fair wage to labour indirectly engaged on the work, including any labour engaged by his sub-contractors in connection with the said work, as if the labour had been immediately employed by him.

33. In respect of all labour directly or indirectly employed in the works for performance of the contractor's part of this contract, the contractor shall comply with or cause to be complied with the Central Public Works Department contractor's Labour Regulations made by Government from time to time in regard to payment of wages, wage period, deductions from wages recovery of wages not paid and deductions unauthorized made, maintenance of wage books or wage slips, publication of scale of wages and other terms of employment, inspection and submission of periodical returns and all other matters of the like nature or as per the provisions of the Contract Labour (Regulation and Abolition) Act, 1970, and the Contract Labour (Regulation and Abolition) Central Rules, 1971, wherever applicable.

34. The Engineer-in-Charge concerned shall have the right to deduct from the moneys due to the contractor any sum required or estimated to be required for making good the loss suffered by a worker or workers by reason of non-fulfilment of the conditions of the contract for the benefit of the workers, non-payment of wages or of deductions made from his or their wages which are not justified by their terms of the contract or non-observance of the Regulations.

35. Under the provision of Minimum Wages (Central) Rules, 1950, the contractor is bound to allow to the labours directly or indirectly employed in the works one day rest for 6 days continuous work and pay wages at the same rate as for duty. In the event of default, the Engineer-in-Charge shall have the right to deduct the sum or sums not paid on account of wages for weekly holidays to any labours and pay the same to the persons entitled thereto from any money due to the contractor by the Engineer-in-Charge concerned.

36. The contractor/agency shall comply with the provisions of the Payment of Wages Act, 1936, Minimum Wages Act, 1948, Employees Liability Act, 1938, Workmen's Compensation Act, 1923, Industrial Disputes Act, 1947, Maternity Benefits Act, 1961, and the Contractor's Labour (Regulation and Abolition) Act 1970, or the modifications thereof or any other laws relating thereto and the rules made thereunder from time to time.

37. The contractor shall indemnify IISER against payments to be made under and for the observance of the laws aforesaid and any other law, Labour Regulations without prejudice to his right to claim indemnity from his sub-contractors

38. Whatever is the minimum wage for the time being, or if the wage payable is higher than such wage, such wage shall be paid by the contractor/agency to the workmen directly without the intervention of Jamadar and that Jamadar shall not be entitled to deduct or recover any amount from the minimum wage payable to the workmen as and by way of commission or otherwise.

39. The contractor/agency shall ensure that no amount by way of commission or otherwise is deducted or recovered by the Jamadar from the wage of workmen.

Minimum persons required

MINIMUM MANPOWER REQUIREMENT AT IISER CAMPUS S.No	Designation	Category	Total Qty. (in Nos.)
1	HVAC Technicians	Skilled	2
2	HVAC Technician	Semi Skilled	4

MINIMUM EDUCATIONAL QUALIFICATIONS & EXPERIENCE REQUIREMENT OF OPERATION & MAINTENANCE STAFF FOR NABI			
S.No	Category	Educational Qualification	Desirable Experience
1	AC Technician (Skilled)	ITI /Diploma in Mechanical Engineering	Minimum 07years(with ITI) and 03years(with Diploma) in Operation & Maintenance/Erection and Commissioning of HVAC systems i/c Chillers, Cooling Towers,Pumps, AHUs, FCUs etc.
2	AC Technician (Semi Skilled)	ITI /Diploma in Mechanical Engineering	Minimum 0 to 2 years of experience in

Penalty :

- If the contractor fails to depute the Service Engineer/Technician at site within 48 hrs after registration of complaint, a sum of 0.5% of the total quarterly value of the contract price per day of the delay or part thereof subject to maximum 5% shall be deducted.
- The above deputation of Service Engineer/Technician does not include to attend the breakdown on account of downtime for major repair.
- The agency shall engage one qualified service engineer to supervise the O&MC on monthly regular basis, including any breakdown, fault, operating problem to machines, etc failing which penalty @ 20,000/- per month shall be levied

For any downtime beyond the above, the penalty for a sum of 0.5% of the total quarterly value of the contract price per day of the delay or part thereof subject to maximum of 5% shall be deducted.

Payment Terms

The Contractor shall submit the monthly bills/Invoices to the Engineer-Incharge within First fifteen days of every month along with the copy of monthly attendance sheets of the manpower deployed at IISER campus, payment receipts/proofs of the salaries disbursed to the Operation & Maintenance (O&M) staff deployed at IISER campus, Copies of EPF and ESIC payment challans/receipts, other perks for the O&M staff deployed at IISER. Based on the satisfactory monthly service completion certificate given by Engineer-Incharge, the monthly bill payment to the contractor shall be released within 10 working days from the receipt of bill.

Also, the monthly payment /salary to all the O&M staff deployed at IISER campus shall be made by the contractor by the end of first week of every month. The disbursement of salaries to all the O&M staff shall be made in their respective bank accounts only and no cash payment shall be made to the workers/staff.

Payment of Contractor's Bills to Banks

Payments due to the contractor shall be made to his bank, registered financial, co-operative or thrift societies or recognized financial institutions instead of direct to him.

FORCE MAJEURE

Contractor shall be liable to perform of its obligations under or arising out of this contract if, such failure does not results from any force major, act of God, fire, industrial disputes, labour trouble, transportation embargo, existence of any state of Emergency, war, war like conditions, civil commotion, riot, inability to obtain any material, imposition of sanction and / or any measures taken by the Govt. what so ever which rendered it impossible or impracticable for the contractor to perform obligations under this contract.

-sd/-

Executive Engineer
Head IWD, IISER Mohali