



NOTICE INVITING E-TENDER FOR CAMC (COMPREHENSIVE ANNUAL MAINTENANCE CONTRACT) OF SPLIT AC, WINDOW AC, CASSETTE AC, FLOOR MOUNTED AC, DUCTED & PACKAGE AC FOR 03 YEARS AT IIM LUCKNOW, LUCKNOW CAMPUS AND NOIDA CAMPUS.

To,
M/S. _____

SUB.: NOTICE INVITING E-TENDER FOR CAMC (COMPREHENSIVE ANNUAL MAINTENANCE CONTRACT) OF SPLIT AC, WINDOW AC, CASSETTE AC, FLOOR MOUNTED AC, DUCTED & PACKAGE AC FOR 03 YEARS AT IIM LUCKNOW, LUCKNOW CAMPUS AND NOIDA CAMPUS.

Dear Sir,

Tenders are invited, on behalf of the Director, Indian Institute of Management, Lucknow, for **CAMC (Comprehensive Annual Maintenance Contract) of Split AC, Window AC, Cassette AC, Floor Mounted AC, Ducted & package AC for 03 years at IIM Lucknow Lucknow campus and Noida Campus**, Prabandh Nagar, Lucknow, as per the BOQ attached. The Institute invites you to participate and to send your offers as per the attached **NOTICE** inviting **E-TENDER**.

E-Tenders are invited under a two-bid system (both Technical and Financial) from reputed Companies. The complete Tender document containing General Terms and Conditions, pre-qualification requirements, BOQ, scope of work, Specifications, etc., is available on <http://eprocure.gov.in/procure/app> and our website <http://www.iiml.ac.in> for reference only.

Reputed Companies may submit their bids in the prescribed format with all the necessary documents online at <http://eprocure.gov.in/procure/app> on or before bid submission closing Date & Time

Sd/-
DEAN (Infra)
For the Indian Institute of Management



INSTITUTE OF MANAGEMENT LUCKNOW

NOTICE INVITING E-TENDER

NIT NO. IIML/PROJ/TENDER/2026-27/4573 Dated- 08/05/2026

NOTICE INVITING E-TENDER FOR CAMC (COMPREHENSIVE ANNUAL MAINTENANCE CONTRACT) OF SPLIT AC, WINDOW AC, CASSETTE AC, FLOOR MOUNTED AC, DUCTED & PACKAGE AC FOR 03 YEARS AT IIM LUCKNOW LUCKNOW CAMPUS AND NOIDA CAMPUS.

Dear Sir,

E-Tenders are invited from reputed companies for **CAMC (Comprehensive Annual Maintenance Contract) of Split AC, Window AC, Cassette AC, Floor Mounted AC, Ducted & package AC for 03 years at IIM, Lucknow and Noida Campus.** To submit their tender, quote your minimum rates on the enclosed bill of quantity on behalf of the Director, IIM, Lucknow. The General terms & conditions of the service contract are also enclosed, which are binding to both IIML and the Bidder.

Name of work	:	CAMC (Comprehensive Annual Maintenance Contract) of Split AC, Window AC, Cassette AC, Floor Mounted AC, Ducted & package AC for 03 years at IIM Lucknow, Lucknow Campus and Noida Campus
Earnest Money	:	Rs. 1,60,000/- (Rupees One Lakhs Sixty Thousand Only)
Total Estimated Cost	:	Rs. 7851096/- (Inclusive of GST) (5321070/- + 2530026/-)
Period of Contract	:	3 Years or 1095 days
Date of issue of tender document	:	As mentioned in the E-procure portal
Date Pre-Bid Meeting	:	As mentioned in the E-procure portal
Late Date for Submission of Tender Document	:	As mentioned in the E-procure portal
Date of opening of Technical Bid Opening	:	As mentioned in the E-procure portal
Date of opening of Financial Bid Opening	:	Will be informed of the Bidders Qualifying for the Technical Bid.
starting of work	:	7 days from the Date of the LOI.

Tenderers are advised to visit the site and see the work before submitting the tender. **The Technical and Financial bids should be uploaded through the E-tendering process only before the due date & time.**

Sd/ -

DEAN(Infra)

For Indian Institute of Management Lucknow

TECHNICAL BID

A. SCOPE OF WORK

The scope of work, as mentioned below, is the minimum expected from the firm/agency/contractor, apart from breakdown maintenance and any other work required for maintenance in a proper way, as per the maintenance manuals of respective equipment and as per good engineering practices. The successful bidder will be required to maintain the Maintenance Log Book/ Service for the maintenance and record the work schedule as per the parameters, which shall be vetted by the Engineer-in-Charge as and when demanded for inspection. All the damaged/ unserviceable spare parts recommended for replacement, consumables, and non-consumables will be replaced with the genuine spares/ parts of the original OEM vetted by the Engineer In-Charge as per the specifications of the original manufacturer of the existing machinery. The service provider shall be required to maintain the machinery fully operational as per the institutional requirement. The details of the scope of work are as follows: -

1. Comprehensive Maintenance of all window AC, split AC, cassette AC, and Ducted & Package AC, along with stabilizers, is part of preventive and breakdown maintenance work.
2. List of all window AC, split AC, cassette AC, and Ducted & Package AC installation locations along with capacity given in ANNEXURE-A & ANNEXURE-B for IIM Lucknow Campus and ANNEXURE-C for IIM Noida Campus.
3. All the preventive and breakdown maintenance work done should be recorded in the service report [book](#) and deposited at IIM Lucknow and IIM Noida Campus, respectively.
4. In addition to breakdown maintenance, the agency shall carry out quarterly preventive maintenance of air conditioners and submit the report to the department accordingly.
5. The contractor shall arrange all the materials, labour, etc. required for the work.
6. The contract includes electrical and electronic system components and accessories, repair/ replacement of all faulty parts/spare parts such as PCB ([Plate Circuit Board](#)), Magnetic switch/ [relays](#), Transformer & other Electrical parts of ODU, IDU, including electronic, electrical, and microprocessor-based controls and displays, remote controls, cables, and wires, etc., not limited to the same.
7. The contract includes Mechanical System components and accessories, repair/ replacement of all faulty parts/ spare parts such as compressors, refrigerant circuits, drain lines, copper tubing, along with insulation, fan motors, Strip Heater, Controls, Contactor, Relay, MCB, Fan Blade, Capacitor, Bearing, Shaft, [Cooling coil](#) etc., not limited to the same.
8. Repair / Replacement of Stabilizers is also part of the comprehensive maintenance of AC.
9. Spares and consumables are to be used of manufacturers' make or recommended makes. [Contractor](#) have to obtain the concurrence of the Engineer in charge before usage.
10. Special care and attention should be given to ensure that no damage is done to the equipment in terms of: -
 - a. Avoiding leakage of refrigeration gas into the atmosphere through regular checkups and prevention.
 - b. Proper disposal of used wastes as per the company's procedures.
 - c. Usage of eco-friendly chemicals/cleaning agents for de-scaling/coil cleaning, etc.
 - d. Compressors for AC Units shall be replaced with either factory-reconditioned or new compressors of the same make/equivalent in case of requirement.
 - e. In case the insulation/ cladding is removed during breakdown / preventive maintenance works shall be reinstalled/repaired/ replaced immediately.
11. The following items are covered under the scope of the contractor:
 - a. Various types/sizes of indoor units complete with associated display, electronic cards, and cordless/ corded remote controller & associated internal control/ power wiring/ cleaning of fitters, fan motor & any other associated work for proper & specified functioning of indoor units.

- b. Refrigerant piping along with all joints, etc., i/c detection/ repairing of leakage, pressure testing with nitrogen gas, vacuum purging, gas recharging/ topping, i/c supply of refrigerant. The repair work shall be carried out in a professional manner. This shall also include restoration of insulation after repair. Any other associated work for the proper & specified functioning of the air conditioning system. The scope also includes the supply charging of refrigerant due to any unforeseen circumstances.
 - c. Condensate drains water pipe cleaning, detection/ repairing of pipes for any leakage, etc. Any other associated work for the proper functioning of the drain water disposal system.
 - d. All control & power wiring between indoor & outdoor units. Any other associated work for the proper & specified functioning of the air conditioning system.
 - e. Any other item/ activities associated with the proper functioning of comprehensive maintenance of the complete air conditioning system deemed to have been included in the scope of work.
 - f. Tools, tackles and measuring instruments: All the necessary Tools and Measuring Instruments required during preventive Maintenance works/ Breakdown Maintenance works/overhauling works/while conducting tests, are to be arranged from the contractor's end as and when required at no extra cost.
 - g. Various capacity outdoor units with associated compressors, supply/ filling of compressor oil, etc., System electronic cards, IGBT, control/ power wiring, oil recovery system, heat exchanger, condenser motor fan, internal refrigeration circuit, Condensation coil, unit's internal piping, valves & any other associated work for proper & specified functioning of outdoor units.
12. All defects and deficiencies should be rectified promptly after lodging of the complaint. The complaint can be lodged through a telephonic message or through the complaint register kept in the office of the Engineer-in-charge or his authorized representative. For expeditious disposal of the complaint, the contractor will keep a sufficient reserve of unit exchange spare quantity & item to be kept as unit spares shall be jointly decided with the Engineer-in-charge. The contractor will furnish Telephone No and the contact person to whom the complaint has to be lodged.
 13. Tightening of belts, foundation bolts of equipment, alignment of belt pulleys, and couplings.
 14. To check the choking of the drainage. Use air pressure to remove the clog from the drain pipe.
 15. To check and lubricate (if required) the bearing of the fans/motors and keep a proper record.
 16. To check the foundation bolts of the units/motors and to take the necessary action if required.
 17. Check the quantity of Air flow from various outlets in each room/ Area and make adjustments of dampers, etc., as and when required.
 18. Checking/setting/rectification of all safety and automatic controls.
 19. Any other job required to be attended during the course of checking / as per OEM, and to keep the plant in perfectly working conditions.
 20. To repair/replace any damage/leakage in the drain pipe.
 21. Make of Split AC, Window AC, Cassette AC, Floor-mounted AC, Package and Ducted AC are of Voltas, Daikin, Blue Star, Carrier, Midea Carrier, Mitsubishi, Lloyd in IIM Lucknow, Lucknow Campus.
 22. Make of Split AC, Window AC, and Cassette AC are of Voltas, Daikin, Blue Star, Carrier, Midea Carrier, Mitsubishi, Lloyd in IIM Lucknow, Noida Campus

B. INSTRUCTION TO TENDERER

- (i) The Tenderer shall read the document carefully before filling it.
- (ii) Bidders are required to deposit an amount of Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand only) towards Earnest Money Deposit (EMD) to the below-mentioned bank account of the Institute on or before the last date & time mentioned above. EMD through any other form will not be accepted. UTR number / Transaction ID and date of Deposit/Transfer of EMD shall be mentioned in the Technical Bid at an appropriate place. **Those who are exempted from the deposit of EMD shall upload the valid certificate in this regard.** Bank Account Detail

Account No.	07231450000294
IFSC Code	HDFC0000723
Name of Bank & Type of Account	HDFC BANK/Saving

- (iii) Financial bids must be filled and submitted in the prescribed formats given on the CPP portal separately. A sample format of the financial bid has been attached with the technical bid just for the understanding of the bidders. This is required to be kept blank and just signed and stamped along with the other documents of this Tender. If a quoted financial bid is found along with the technical bid of this Tender, then the Tender shall be straight away rejected.
- (iv) Tender must be valid for a minimum period of 120 days from the date of opening.
- (v) Technical offers shall be opened first, if the tenderer fails to submit the EMD then their technical offer will not be Opened/Evaluated. The technical offers will be evaluated by the selection committee based on the technical evaluation criteria of this document. The Financial offers from technically unqualified tenderers as per evaluation criteria will not be opened.
- (vi) Financial offer shall be opened only for those tenders who are technically qualified as per the evaluation criteria of this tender document.
- (vii) The dates for opening financial offer will be communicated to the tenderers and tenderers are requested to be present at the time of opening the tenders. An authority letter is must if any person other than who has signed the tender document attends such event.
- (viii) Each page of the tender document must be signed by the authorized signatory of the tenderer.
- (ix) The original tender document, duly signed and filled out, should be uploaded. The tender not accompanied by a complete document or duly filled in all respects shall be rejected.
- (x) All erasures, cuttings, and alterations made must be attested by the authorized person while filling the tender document. Over-writing of figures is not permitted.

- (xi) Bidder must visit **Both** the site and see the means of access to the site and specifications, and acquaint themselves fully with the works to be carried out and all other factors governing the works before quoting their rate.
- (xii) The successful tenderer shall submit additional Initial Performance security of 8% of Contract Value in case EMD was submitted. The EMD submitted in this case will also be converted to performance security. In case of the Exemption under MSME for EMD or want to submit full performance security, then 10 % of the contract value has to be submitted as performance security in the form of DD/FDR/Bank Guarantee in favor of the Director, Indian Institute of Management, Lucknow, within 12 days of the award of work. A maximum Grace period of 3 Days will be given after the levy of a penalty equal to 1 % of the performance security value per Day. In case after 15 days of issue of LOI, the Performance security is not deposited, unless any extension has been granted by IIM Lucknow, then the Work awarded/ LOI issued will be straightaway considered as Terminated, and EMD (if deposited) will be forfeited. After submission of performance security, EMD will be released. Similarly, an Agreement on Rs 100 stamp paper will be required to be executed within 12 days of the issue of the LOI, and if the contractor fails to get the agreement done within 12 days, unless any extension has been granted by IIM Lucknow, then the Work awarded/ LOI issued will be straightaway considered as terminated. The Contractor in such a case can be black listed for 2 years from further bidding. In such case, the L2 Bidder will be asked to do the work on L1 rates. If L2 denies, then L3 etc. and so, on, the bidder will be approached to avoid the repeated tendering process.
The performance security (2%+8%) will be released after 30 days of satisfactory completion CAMC work, or the extended period of the contract or the completion date of the last work awarded till the completion/ extended date, whichever is last. EMD of the unsuccessful tenderer shall be returned after finalization of the contract. No interest shall be paid on the amount.
- (xiii) This is an item rate Tender. The rate quoted by the Tenderer shall be inclusive of packaging, forwarding, insurance, freight, delivery, installation, testing, commissioning, etc. at the site i/c temporary construction storage, risks, overhead charges, general liabilities/obligations, and clearance from local authorities. The rate quoted by the tenderer shall exclude GST; **GST will be paid extra as applicable.**
- (xiv) If any discrepancy/misprint is noticed in the specification or BOQ, it should be clarified with the Institute before quoting the rate.
- (xv) Following procedures shall be adopted in case of difference in quoted rates in figures and words and extensions:
- a. Where there is a difference between the rates in figures and the rates quoted in words. The rates quoted in words shall be considered as correct.
 - b. Where the amount of an item is not worked out or it does not correspond to the rate either in figure or in words, the rates quoted in words shall be considered as a correct and necessary extension made.

- c. Where the rate quoted by the tenderer in figures and in words tally, but the amount is not worked out correctly, the rates quoted by the tenderer shall be considered as correct, and the amount shall be corrected accordingly.
- (xvi) The Indian Institute of Management, Lucknow, does not bind itself to accept the lowest or any other tender and reserves the right to accept or reject any or all the tenders either in full or in part without assigning any reason.
- (xvii) The tender shall be opened & evaluated by the tender committee, and the successful tenderer shall be informed.
- (xviii) If any of the documents submitted by the tenderer is found fake, even after the acceptance of tender, the contract will be terminated, for which the concerned tenderer will itself be responsible and no compensation, etc., will be paid by the IIM, Lucknow.
- (xix) The Director, Indian Institute of Management, Lucknow, reserves the right to reject one or all the tenders without assigning any reason. No claim whatsoever shall be entertained on this account.
- (xx) **Since, the Tender is for Lucknow & Noida campuses having separate BOQ, it may happen that the work can be awarded to two separate L1 Bidders for the respective BOQ of Lucknow and Noida. The decision of the Institute will be final and Binding.**
- (xxi) Tenderer can avail relaxation (in tender fees and EMD only, no relaxation will be given for experience) given as per Govt. norms for NSIC/MSME registered firm.
- (xxii) The successful tenderer's uploaded document will be verified with the original at the time of LOI / Agreement.
- (xxiii) Tender term & condition also include GCC, which is uploaded on the IIML website, and shall also be part of this contract, and its terms and conditions shall be binding to both IIML and the successful Tenderer. So please read it properly. Link <https://www.iiml.ac.in/sites/default/files/upload/tender/293037022gcc.pdf>
- (xxiv) If any discrepancy/misprint is noticed in the specification or BOQ, or rates or units, it should be clarified from the Institute before quoting the rate. If any discrepancy between the price bid format of this Tender document and the macros-enabled Excel file of the actual price bid on the CPP portal is observed by the Bidder, or if any item unit/ rates are found illogical/ impractical, then in that case, the same has to be brought to the notice of the Institute before the last date of submission. So that the required correction/ corrigendum can be made. If such an issue is found at a later stage after award of the work, either by the Contractor or by the Institute, then the logical decision based on the standard practice and as per the Institute's internal documentation shall be taken by the Institute, and the same decision will be binding to the contractor, and no claim whatsoever will be entertained in this regard.

TECHNICAL DETAILS OF BIDDER

The technical bid submitted by the bidders will be evaluated based on the following credential criteria. The bidders are advised to upload all the supporting documents with due care to support/establish their credentials and their eligibility as solicited vide GTC/SoW/ATC. The incomplete bid lacking the requisite supporting proof documents shall be treated as unresponsive.

1. ELIGIBILITY CRITERIA (Mandatory)

- a) The bidder/firm should be registered with the GST and should have a PAN registration certificate issued by the Income Tax Authority.
- b) The bidder/firm should either be a reputable OEM for any air conditioning systems or should be an authorized service provider/vendor for any of the OEMs for air conditioning systems. A copy of the valid Authorization certificate from the relevant OEM (any of the OEMs of A.C./Chiller/VRV) is to be attached. (Validity of authorization).
- c) Average annual financial turnover during any three years from the last 5 financial years ending 31st March 2025 of the previous financial year. The Bidder has to enclose documentary proof indicating Turnover, which should be at least 50% of the estimated cost.
- d) The OEM (Any OEM from the manufacturer of A.C.'s mentioned in this Tender) or its authorized service provider must have a service center/ Branch office in Lucknow and Noida. The document having details of the service Centre/ Branch office along with the address and contact number, is to be uploaded with the Technical Bid.
- e) The OEM/manufacturer/Authorized service provider shall comply with the Public Procurement (Preference to Make in India), Order 2017 (as amended from time to time) issued by the Department of Industrial Policy and Promotion (DIPP), Ministry of Commerce and Industry.
- f) The bidder should submit the **Escalation matrix for service and maintenance to be mandatorily uploaded with the Technical Bid.**
- g) The bidder should submit the undertaking as per the format given on page 11.
- h) The bidder should submit the Checklist Annexure-B, duly completed in all respects as indicated therein, and upload the essential documents

2. EXPERIENCE CRITERIA (Mandatory)

- i) The Bidder should have experience of **CAMC of air conditioning System/similar work/service, including SITC with AMC of the air conditioning System, in any of the last 5 financial years** at any Government Organization, PSU/ Autonomous Body / Institution, IIM/ IIT/ NIT, University, and the Pvt Organization with a turnover of more than 100 cr. Documentary proof of the turnover of the Private Organization is to be compulsorily submitted with the technical bid.
- j) **CAMC of AIR CONDITIONERS system / similar work** with any Central or State Government/ Public Sector/ Autonomous Institution/ Registered Private organization (Pvt Organization having a turnover of more than 100 Cr (legitimate proof to be submitted). Registered means: The definition of a Registered private limited company given by the Ministry of Corporate Affairs on its website. The minimum value of the work/ works as mentioned above during the last 5 years ending the last day of the month previous to the one in which tenders are invited should be either of the following.
 - i. **Three completed contracts of CAMC / Installation and commissioning of air conditioning systems costing not less than Rs 31.40 Lakhs each.**
 - OR**
 - ii. **Two completed contracts of CAMC/ Installation and commissioning of air conditioning system costing not less than Rs 47.11 Lakhs each.**

OR

iii. One completed contract of CAMC/ Installation and commissioning of air conditioning system costing not less than Rs 62.81 Lacs each.

Note:

- i. The work shall be completed as a whole. Partial value/ partial completion with discrepancies is not to be considered. An Experience Certificate/Work Order/Completion Certificate is essential for establishing eligibility.
- ii. The meaning of "Similar Work" for the tender has been defined as "CAMC of air conditioning system/ SITC with AMC of air conditioning System". experience only.

Undertaking to be furnished by the bidder having the following text preferably on their Letter Head, duly signed and stamped.

(On Company Letterhead)

To,

**The Tender Inviting Authority,
IIM Lucknow**

Undertaking

- i. All the information furnished by me/us are correct to the best of my/our knowledge and belief. We have thoroughly read, understand accept the GTC/ Scope of Work and the ATC of this NIT and are bidding for the same without any conditions contrary to the terms and conditions of the NIT.
- ii. I/we have no objection if inquiries are made about the work listed by me/us in the accompanying sheets / Annexures.
- iii. I / We agree that the decision of the Indian Institute of Management Lucknow in the selection of contractors will be final and binding to me/us.
- iv. I / We have read the instructions and I/we understand that if any false information is detected later, the tender shall be cancelled and appropriate action with in the ambit of the GoI guidelines shall be taken against us, as deemed suitable by the competent authority at Indian Institute of Management Lucknow. We understand and agree that in such cases of submitting false information, default to the Code of Integrity including conditional bidding or any other malice intention to distort the tendering process, the decision taken by the tender inviting authority shall be final and binding on us.
- v. All the information and attachments submitted in the tender document are true and correct.
- vi. There has been no suppression or concealment of information/documents concerning the execution of work during the last 05 years.
- vii. I/we or any firm in which any of us are onboard as a partner/director have never been debarred/blacklisted by any Government/ Public sector department and there is no criminal case on the Proprietor/ partners/ any of the Directors in any Police station of any court of India.

Seal and Sign of Bidder

Checklist, duly filled, signed, and stamped, to be uploaded with Tech Bid

Checklist for the bidders for submitting the Technical Bid documents. The duly signed/stamped copy of this check list to be uploaded with the ATC-mandated documents. Maximum 150 pages may be uploaded; exceeding the page limit will be considered as submission of infructuous documents and may lead to non-consideration of the bid.

Sl No.	Eligibility/Experience/ATC/SoW Criteria (Uploading the documents for each Sl No. mentioned below is Mandatory)	Write details / of the docs uploaded	Document uploaded: Yes or No
1	Name of the firm & Address (Where registered post can be received)		
2	Firm's/Contact Number and Email-ID		
3	GST Registration No. of the firm/Agency? (Upload documents/proof copy)		
4	Income Tax Permanent Account No.? (Upload documents/proof copy)		
5	OEM/Service Provider's MSE/ UDYAM Certificate and EMD exemption claimed? Exemption will only be given to the eligible bidders as per the MSME/MSE GoI guidelines. (Describe and Upload document proof copy)		
6	Details of EMD uploaded or MSME/MSE registration no and year (Upload documents/proof copy)		
7	OEM/Service Provider MII relevance Certificate (Upload documents/proof copy)		
8	Either OEM directly or any reputed authorized vendor for the Air-conditioning System of any OEM. A copy of the valid Authorization certificate from the relevant OEM is to be attached. (Validity of authorization). (Upload documents/proof copy)		
9	Average Annual Turnover (minimum 50% of the estimated cost/bid value =39.26 Lakhs) during any three years from the last 5 financial years ending 31 st March 2025. (Copy of Annual Audited Accounts Statement for each year or the certificate for the average Turnover issued by a certified CA/Audit Firm. The certificates being submitted by the bidder should carry UDIN. (Upload documents/proof copy)		
10	Experience including similar work/service during the last five years. Minimum value of the work in the last 5 years as required in the Experience Criteria for - 03 completed work of min. Amt 31.40 Lakhs, 02 completed work of min. Amt 47.11 Lakhs, 01 completed work of min. Amt 62.81 Lakhs (Upload documents/proof copy)	Criteria relevant -	
11	Details of the Service Centre/ Sales Service Provider in Lucknow. (Upload documents/proof copy)		
12	Escalation matrix for service and maintenance. (Upload documents/proof copy)		
13	Undertaking duly signed and stamped, preferably on letterhead as given in the NIT. (Upload documents/proof copy)		

Seal and Sign of Bidder

TENDER Declaration

I/We have read and examined the Notice Inviting tender, Instructions to the tenderer, Specifications applicable, Drawings and designs, General Rules, and Directions, Conditions of Contract, clauses of the contract, General Conditions of Contract, Special conditions, & other documents and rules referred to in the conditions of contract and all other contents in the tender document for the work including GCC attached separately or upload on iiml.ac.in.

I/We have thoroughly read the tender specification and have understood the site/ working condition

I/We hereby tender for the execution of the work specified for IIM, Lucknow within the time specified, viz., schedule of quantities and in accordance in all respects with the specifications, designs, drawings, and instructions in writing.

I/ We agree to keep the tendered rates valid till 120 days from the date of opening of the tender and not to make any modifications to its terms and conditions.

A sum of Rs. 1,60,000/- is hereby forwarded in the IIML account through RTGS/NEFT issued by a scheduled bank as earnest money.

OR

I/We had submitted a self-attested copy of a valid certificate as proof of exemption from submission of Earnest money deposit.

In case I/ our company is identified L1 in this Tender and If I/we, fail to furnish the prescribed performance guarantee fail to commence the work within the prescribed period, or fail to execute the agreement within the prescribed period from the date of declaration of L1 I/we agree that the IIM, Lucknow or its successors in office shall without prejudice to any other right or remedy be at liberty to forfeit the said earnest money absolutely, award the work to other agency as per the discretion of IIM, Lucknow and can debar my/ our company/ firm for further bidding for next Two years. Further, if I/we fail to commence work as specified, I/we agree that IIM, Lucknow or his successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said earnest money and the performance guarantee absolutely, otherwise the said earnest money shall be retained by him towards security deposit to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to therein and to carry out such deviations/ additional/ extra items as may be ordered as per the provisions in the Contract.

Further, I/We agree that in case of forfeiture of earnest money or both Earnest Money and Performance Guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work.

I/We undertake and confirm that eligible similar work(s) has/ have not been got executed through another contractor on a back-to-back basis. Further that, if such a violation comes to the notice of the Department, then I/we shall be debarred for tendering in IIM, Lucknow in the future forever. Also, if such a violation comes to the notice of the Department before the date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee.

I/We hereby declare that I/we shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information derived therefrom to any person other than a person to whom I/we am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Dated ____ ** ____

Signature of contractor
with seal of the agency/ firm

C. DEFINITIONS

In this Contract, the following words and expressions shall have the meanings as stated below:

- (i) **'IIM'** shall mean Indian Institute of Management, IIML Road, Lucknow and shall include their successors and assigns, as well as their authorized representatives.
- (ii) **'ENGINEER-IN-CHARGE'** shall mean the engineer appointed by the IIML to supervise all activities of the project.
- (iii) **'TENDERER'** shall mean the company/agency who quotes against the tender inquiry for undertaking the work.
- (iv) **'CONTRACTOR'** shall mean the successful tenderer whose tender has been accepted by the IIML and to whom the order is placed by the IIML and shall include his heirs, legal representatives, successors etc.
- (v) **'PERMANENT WORKS'** shall mean all the works included in the schedule of quantities and shall also include additions, alterations, etc. communicated in writing.
- (vi) **'SITE'**, shall mean all places i.e. IIM, Lucknow where the project is to be executed.
- (vii) **'PROJECT'** shall mean the entire work specified in the contract documents inclusive of extra items/extra quantities (if any) executed during the contract period.
- (viii) **'ACCEPTANCE LETTER'**, shall mean written consent by a letter of IIML to the tenderer intimating him that his tender has been accepted.
- (ix) **'CONTRACT'** shall mean the articles of Contract Agreement. The conditions of the contract, schedule of quantities, and specifications, are attached and duly signed by the IIML and the Contractor.
- (x) **'DATE OF CONTRACT'** shall mean the date on which the IIML has issued an acceptance letter.
- (xi) **'CONTRACT PERIOD'** shall mean the period (including rainy season) specified in the tender documents during which the contract shall be executed.
- (xii) **'COMPLETION CERTIFICATE'** shall mean the certificate issued by the IIML to the contractor after the successful completion of the project. This certificate will be issued on the basis of the consultant's/ User's certificate to IIML about the completion of the job.
- (xiii) **'EXTRA ITEMS'** are those items, which are not appear in the BOQ but are required to be executed during the project period and for which rates are to be derived as per the formula given in the conditions of the contract.
- (xiv) **'EMD'** shall mean Earnest Money Deposit. The Owner takes this amount to check the earnestness/seriousness of the tenderers in case they are selected as winners.

D.GENERAL CONDITIONS OF THE CONTRACT

General conditions of the Contract are available at the IIM, Lucknow website and at the Project Division Office. These conditions shall be part of this contract. The successful Bidder shall be required to submit the signed hard copy of these General Terms and Conditions after the issue of the LOI and before starting of the work.

E. SPECIAL CONDITIONS OF CONTRACT.

This document comprises the General Terms and Conditions (GTC), Scope of Work (SoW), and the Additional Terms and Conditions of NIT. The successful Bidder shall be required to submit the signed hard copy of this document as an acceptance of the terms and conditions of the NIT after the issue of the LOI and before starting the work.

1.1 Directive to Contractor

1.1.1 Interpretation of Contract Documents:

(i) All the documents (such as NIT, TENDERER DECLARATION, DEFINITIONS & SCOPE OF WORK, TECHNICAL SPECIFICATIONS, General Conditions of Contract, Special conditions of Contract, which are available on the IIML website and FINANCIAL BID) forming part of the contract are to be taken as mutually explanatory, supplementary, and complementary to each other. If there is any error, omission, or discrepancy in any of them, it shall be brought to the notice of the IIM. The decision of the IIML shall be final and binding. The contractor shall execute the work accordingly.

(ii) The contractor shall examine all the contract documents thoroughly, including the scope, nature, and magnitude of works he has to execute in accordance with the contract documents.

(iii) The contractor shall visit the project site so as to study the site conditions, means of access to the site, and other factors governing the works.

1.1.2 Period of Contract:

The time period for the CAMC of below mention Items is Three Years from the date of issue of the Order: -

- 47 nos. Window AC (38 Non-Inverter & 9 Inverter), 535 nos. Split AC (427 Non-Inverter & 108 Inverter), 10 nos. Cassette AC (Non-Inverter), 04 nos. Floor-Mount AC (Inverter), 564.5 TR Package, and Ducted AC at IIM Lucknow, Lucknow Campus.
- 275 nos. Window AC (274 Non-Inverter & 1 Inverter), 13 nos. Split AC (2 Non-Inverter & 11 Inverter), 1 no. Cassette AC (Inverter), at IIM Lucknow, Noida Campus

1.1.3 Authorities

The work shall conform to all provisions of the relevant Government Legislation, Regulations, and by-laws of the Central/Local Authorities and of any Companies to whose system the installation is proposed to be connected. The Contractor shall give all notices required under the said Acts, Regulations, and/or by-laws. The Contractor shall be liable for any omissions and commissions in this regard.

1.1.4 Statutory Approvals

The Contractor shall submit the required applications, relevant documents, etc., to the Corporation, Electrical Inspectors, Factory Inspectors and/or any other statutory authorities and obtain the approval, licenses, and/or sanctions. The final completion certificate shall be obtained by the Contractor from all statutory authorities to enable the Owners to commission the equipment or its utilization. The Contractor shall be responsible for all fees etc to be paid to the various authorities in this respect. The work shall not be deemed to have been completed until the above approval certificates, etc have been obtained by the Contractor.

1.1.5 Delay in work execution due to reasons beyond the contractor's control:

Force Majeure:

If the execution of work is delayed due to force majeure, or due to circumstances which were not in the control of the Tenderer, then IIML, as per the affected period, may extend the time period at the discretion of the Director of the Institute.

1.1.6 Default of Contractor:

If the contractor fails to maintain progress and quality of work proportionate to the time period allotted for the work in spite of notices or complete the work within the stipulated time period or the extended time period, then the IIM shall have the right:

(i) **To determine the contract:** In this event, the contract shall be terminated by giving written notice to the contractor, and the unfinished works shall be completed by labour's engaged by IIM or through other agency at the cost of the contractor. If the contract is terminated due to poor performance or non-performance or for any reason of the bidder's convenience, the security money would be forfeited. If any loss of property occurs due to negligence of the party, the amount of loss of property decided by the competent authority would be deducted from the running bill, along with the forfeiture of the Performance Security.

(ii) **Without determining the contract:** In this event, the remaining works shall be got executed through a fresh contractor, in which case the contractor shall not have any objection or claim on this account.

(iii) **Before determining the contract:** In this event, if the IIM finds that the defaults of the contractor can be rectified, then an opportunity shall be given to the same contractor to rectify the defects/defaults within the specified time.

(iv) **Termination of contract for death:** If the contractor is an individual of a proprietary firm and the proprietor of the firm dies and if the contractor is an attorney of partnership firm and dies, then the IIM has the right to terminate the contract unless and until the IIM is satisfied that the surviving partners are capable of executing and completing the remaining contract. In case of termination of the contract, the legal representatives of the deceased contractor are not entitled to any compensation or claim. Also, the IIM shall not levy any penalty against the damage caused by incomplete work.

(v) **Termination of Contract in part or in full for the contractor's default:** If the contractor fails to execute the work in the manner described in the contract documents or if at any time, in the opinion of the IIM:

- a. Fails to carry out the works in accordance with the contract conditions or as per the specifications mentioned in the documents.
- b. Stops the execution of works without giving prior information to the IIM.
- c. Fails to carry out the works to the satisfaction of the Engineer-In-Charge, both with respect to quality and time schedule.
- d. Fails to supply sufficient or suitable work, materials, and labour's etc.
- e. Commits a breach of any of the provisions of the contract.
- f. Abandons the work.
- g. Becomes bankrupt during the continuance of the work. Whenever the IIM shall exercise his authority to cancel the contract under the above condition, the IIM shall be at liberty to hold and retain in their hands materials, tackles, machinery and stores of all kinds on site as they may think proper and may at any time sell any of the materials, tackle, machinery and stores and apply the proceeds of sale in or towards the satisfaction of any loss which may arise from the cancellation of contract as aforesaid. The IIM shall also be at liberty to use materials, tackle, machinery and other stores on the site of contractor as they think proper in completing the work and the contractor will be allowed the necessary credit. The value of materials and stores and amount of credit to be allowed for tackle and machinery belonging to contractor and used

by IIM in completing work shall be assessed by the IIM and amount assessed shall be final and binding on the contractor. In case IIM completes or decides to complete the work under the provisions of this condition, the cost of completion to be taken into account in determining the excess cost to be charged to the contractor under the condition shall consist of the cost of materials purchased or required to be purchased, labour provided or required to be provided and taxes applicable.

1.1.7 Dispute & Arbitration:

(i) All disputes or differences whatsoever arising between the parties out of or relating to this contract or the specifications, designs and quality of work, quality of materials used for the work, construction, meaning and operation or effect of the work or the breach thereof that cannot be settled by good faith and negotiations between the parties within 60 days of the commencement of the negotiation shall be settle by mutually referring the dispute to a sole Arbitrator and the award passed by him shall be final and binding on the parties. The selection of an arbitrator shall be made by mutual consent. The cost of arbitration shall be divided equally. The proceedings will be governed by the provisions of the Arbitration & Conciliation Act, of 1996. The place of arbitral proceedings will be Lucknow. The language of the arbitral proceedings shall be English

(ii) By consent of Parties the jurisdiction of all other courts is excluded and the courts at Lucknow alone shall have jurisdiction.

(iii) "Abandonment/incomplete work", wherein it should be mentioned that apart from the forfeiture of security the incomplete work shall be completed from some other agency, and the costs thereof be recovered from the contractor.

(iv) The service of notice will be given by e-mail, fax, courier, speed post, or registered post, and the address for service of notice be specified both for IIM, Lucknow and the contractor.

1.1.8 Escalation:

The rates quoted by the contractor in the contract documents shall be final and shall not be subjected to any change due to the increase in labour wages or inflation wages or inflation in the cost of materials or fuel or any other price variations due to any reason during the stipulated time period of the contract or during the extended time period of completion.

1.2 Execution of Work

1.2.1 General:

All the works shall be executed in accordance with the specifications and instructions approved by the IIML as mentioned in the contract document.

1.2.2 Inspection of works:

(i) The IIML shall have the full authority to inspect the works at any time, at any stage. The contractor shall provide adequate facilities to carry the inspection work. The contractor should present himself or his authorized representative during the inspection so that the IIML can convey the instruction regarding the works.

(ii) The contractor shall give information to the IIML before covering up the works so that the same can be inspected and measured jointly & correctly to true dimensions.

(iii) If the contractor fails to get the work inspected before covering it up, then the IIML has full authority to get the work uncovered at the expense of the contractor and if any fault is found then the contractor should rectify the same without claiming any extra payment.

(iv) Inspection Report must be verified by the user.

1.2.3 Inadequate/substandard works and materials:

- (i) Material used should be make mention in **BOQ**
- (ii) If any work executed by the contractor is found to be of bad workmanship, then the same is to be dismantled and re-executed by the contractor without claiming any extra payment or extension in time period.

1.2.4 Default of Contractor in Compliance:

If the contractor or his authorized representative fails to follow the instructions given by the IIML regarding any of the works, then the same shall be got executed by engaging other contractors/ persons by IIML at the risk and cost of the contractor & performance security & available retention money will be forfeited.

1.2.5 Discrepancies between instructions:

The several documents forming the Contract are to be taken as mutually explanatory of one another, detailed drawings being followed in preference to small scale drawing and figured dimensions in preference to scale and special conditions in preference to General Conditions. In the case of discrepancy between the schedule of Quantities, the Specifications and/ or the Drawings, the following order of preference shall be observed: -

- i. Description of Schedule of Quantities.
- ii. Particular Specification and Special Conditions, if any.
- iii. Drawings.
- iv. IIM, LUCKNOW Specifications.
- v. Indian Standard Specifications of B.I.S.
- vi. S.C.C
- vii. G.C.C. etc

If there are varying or conflicting provisions made in any one document forming part of the contract, the Accepting Authority shall be the deciding authority with regard to the intention of the document and his decision shall be final and binding on the contractor. Any error in description, quantity or rate in Schedule of Quantities or any omission therefrom shall not vitiate the Contract or release the Contractor from the execution of the whole or any part of the works comprised therein according to drawings and specifications or from any of his obligations under the contract.

If any discrepancy occurs between the various instructions conveyed to the contractor or his authorized representative or if any misunderstanding arises between the contractor's staff and IIM's staff, the contractor shall report the matter immediately to the IIM. The decisions of IIML shall be final and binding. Moreover, no claims for losses due to discrepancies between instructions, doubts or misunderstandings shall be admissible.

1.2.6 Liabilities for defects and rectifications:

If it shall appear to the IIML that any work has been executed with imperfect or unskilled workman or with materials of any inferior description, or of quality inferior to that contracted for, or otherwise not in accordance with the contract, the contractor shall on demand in writing from the IIML or his representative specifying the work, materials or articles complained of, notwithstanding that the same may have been inadvertently passed, certified and paid for forthwith rectify or remove and reconstruct that work so specified and provide other proper and suitable materials or articles at his own charges and cost, and in the event of failure to do so within a period to be specified by the IIML or his demand aforesaid, the Engineer-in-charge may on expiry of notice period rectify or remove, re-execute the work at the risk of Contractor and the cost shall be recovered from the Contractor. The decision of the IIML as to any question arising under this clause shall be final and conclusive.

1.2.7 Suspension of work:

The contractor shall suspend the progress of work on receipt of the written order from the IIML

In case of suspension of work:

- a. The contractor shall, during such suspension, properly protect and secure the works and carry out the instructions of the IIM.
- b. IN such a case, the contractor shall be entitled to an extension of time equal to the period of every such suspension, but no compensation for damages, etc. shall be admissible on account of suspension of work.

1.2.8 Possession Prior to Completion:

The IIML shall have the authority to take possession of any completed or partially completed works. Such possession shall not be deemed to be acceptance of any work completed in accordance with the contract. If such prior possession delays the progress of works then the adjustment in the time of completion shall be done accordingly. The decision of the Engineer-in-charge regarding the extent of delay shall be final and binding.

1.2.9 Care of Works:

From the commencement to the completion of works, the contractor shall take full responsibility for the care of all works and in case any damage or loss occurs then the contractor shall repair and make good the same at his own cost so that on completion of the work, the same shall be in good order in every respect in accordance with the contract and to the satisfaction of the IIM.

1.3 Certificate and Payment

1.3.1 Schedule of Rates:

- (i) The payments to be made to the contractor shall be as per the finalized rates in tender documents and the rates of extra items finalized from time to time.
- (ii) The rates finalized in the tender document shall remain firm till the completion of work including extension of time, if any.

1.3.2 Mobilization Advance:

No mobilization advance shall be paid.

1.3.3 Billing:

The vendor shall submit a Quarterly Bill for IIM Lucknow Campus and Noida Campus separately, which will be paid only after satisfactory completion of the period and submission of user verification reports for quarterly service and a breakdown/unplanned service report.

1.3.4 Terms of Payment:

- (i) The payment due to the contractor shall be made only in Indian Currency by a Crossed Account Payee Cheque or RTGS. In no case will the IIML be responsible if the cheque is misused or misappropriated by the contractor or his representatives.
- (ii) The IIML reserves the right to carry out post-payment audit and technical examination of the bills and work executed, including all supporting vouchers, etc. The IIML further reserves the right to enforce recovery of overpayment when detected. Similarly, if any underpayment is discovered, the amount shall be paid to the contractor.

(iii) Wherever any claim for the payment against the contractor arises as per the contract, the same may be deducted from the bill of the contractor or from his security deposit.

(iv) **Tax Deduction:** All statutory deductions like Income Tax, Works Contract Tax, E.S.I., P.F., entry tax, labour cess or any other government-imposed liability shall be borne by the contractor (as applicable at the time of execution of the job). Statutory deduction as per the govt. the direction shall be deducted from each bill submitted by the contractor.

1.4 Labour Laws and Safety Regulations

1.4.1 Labour Laws:

- (i) Labour below the age of 18 years shall not be employed for the work.
- (ii) The contractor shall not pay less than what is specified by the law to labourers engaged by him on the work.
- (iii) The contractor shall, at his own expenses, comply with all labour laws and the IIML shall not be responsible for any recovery/penalty imposed by the respective authorities for violating the labour laws.
- (iv) If the contractor is covered under the Contract Labour (Regulation & Abolition) Act, he shall obtain a license from the licensing authority (i.e. the office of labour Commissioner) before starting the work, by payment of the necessary prescribed fee and deposit, if any shall be borne by the Contractor.
- (v) The contractor shall furnish to the IIML, the details of the workers employed on the works.
- (vi) The contractor shall comply with the provisions of the existing rules and regulations relating to labour laws.
- (vii) The IIML shall on a report having been made by an inspecting officer as defined in Contract Labour (Regulation and Abolition) Act, 1980, have the power to deduct from the amount due to the contractor any sum required or estimated to be required for making good the losses suffered by a worker or workers by reason of non-fulfilment of the conditions of the contract for the benefit of the workers, or if deductions made from his or their wages which are not justified by the terms of contract or non-observance of the said regulations.

1.4.2 Minor/Fatal Accident on Duty:

For cases of minor/Fatal accident on duty not covered under compensation by IIML, the contractor shall have to compensate the affected person/family. The absence from duty, if takes place, due to such accident shall be considered as special leave and full payment shall have to be made for duration of such absence.

1.5 Safety Code

1.5.1 Safety and Protection:

The contractor shall adhere to safe construction practice and guard against hazardous and unsafe working conditions. While carrying out the work, the contractor should provide for;

- (i) Safety of personnel engaged in the construction.
- (ii) Protection and safety of works and materials during their progress.
- (iii) Sanitary and hygienic conditions of working and living for his workers, as required by IIML.

1.5.2 Use of Safety Gadgets:

The contractor shall have to ensure the availability and use of all desired safety gadgets like safety belts, helmets, goggles, hand gloves, gumboots, caution tape, barricading, warning signs etc.

1.5.3 First Aid:

The contractor shall provide first aid facilities for his employees and those of his sub-contractors. The requisite first aid box and medicines should always be available at the work site.

1.5.4 Preservation of Peace:

The contractor shall take precautions to prevent any riotous or unlawful behavior by his workers, for the preservation of peace and protection of inhabitants and the security of property in the neighborhood of the work.

1.6 Details of Work Execution

(i) The work shall be done in such a manner so as to clear workforce availability for other agencies working at the site.

(ii) The finish of work shall be as per the details given by IIM.

(iii) In general, the complete work is to be done as per Indian Standards and aesthetic norms as specified and detailed in the Tender.

1.7 Site

The site is located at IIM, Lucknow, IIM Road, Lucknow. The contractor shall be responsible for the accommodation of the manpower, and the movement of his men, materials, and equipment at his own cost.

1.8 Contractor's Scope of Supply

All materials required for executing the jobs specified in the Bill of Quantities, inclusive of all tools, tackles, scaffolding, consumables, and testing equipment, shall be procured and supplied by the contractor at his own cost, except for any items specified as IIM-supplied.

1.9 Liquidated damages/Penalty charges

1. The received complaint should be attended to within 24 hours by the contractor. The nature of the complaint can be of two types: minor fault or major fault.

In case of a minor fault,

- a. Fail to attend to the complaint within 24 hours, the penalty of Rs. 2500/- will be imposed, plus the work will be carried out by another agency at the risk and cost of the contractor, and the amount will be deducted from the AMC bill/Performance Security.
- b. Minor complaints should be rectified within 24 hours. Failure to do so, the penalty is Rs. 500 per day till 5 days. After that penalty of 2500/- will be imposed, plus the work will be carried by another agency at the risk and cost of the contractor, and the amount will be deducted from the AMC bill.

In case of a major fault,

- a. For repair/replacement of motor, PCB, Expansion Coil, cooling coil, condensing coil, etc., should be rectified within 3-4 days. After that penalty of 2500/- will be imposed, plus the

- work will be carried by another agency at the risk and cost of the contractor, and the amount will be deducted from the AMC bill (Except in case of 3 national holidays).
- b. For repair/replacement of the compressor, Gas leakage finding, Nitrogen testing, Gas charging, etc should be rectified within 8-10 days. After that penalty of 5000/- will be imposed, plus the work will be carried by another agency at the risk and cost of the contractor, and the amount will be deducted from the AMC bill. (Except in the case of 3 national holidays).
 - c. In case of a major fault, if the complaint is taking more than 4 days, then the vendor may provide a standby defective part if the user department requests it due to discomfort in extreme hot weather. No additional cost will be paid for this standby provision.
2. The major or minor fault difference would be at the discretion of the Engineer-In-Charge

1.10 Recovery from the Contractor

- (i) If the contractor or his employees damage or destroy the property of the IIM, then the same shall be replaced/refunded by the contractor; otherwise, the expenses may be recovered from his bill or security deposit.
- (ii) All compensation and recoveries to be made as per the terms of the contract shall be deducted from the contractor's bill or security deposit.
- (iii) Forfeiture of Security Deposit: Whenever any claim against the contractor is to be recovered, then the same may be made from the security deposit (performance and retention or any other security available). If the contractor abandons the work or leaves the work incomplete, then the IIML has the right to forfeit the security deposit.
- (iv) The contractor will make a fence around the area given for labour hutment to avoid unauthorized entry.

1.11 CAMC Schedule of Maintenance

Quarterly Maintenance: -

1. Maintenance of all filters, strainers, diffusers, cooling coils, Refrigerant Gas make-up, etc.
2. Tightening of belts, foundation bolts of equipment, alignment of belt pulleys, and couplings.
3. Examining dampers & operating linkage for smoothness.
4. To check the gland /seal, the coupling of the pumps.
5. To check the valve, safety controls, mechanical, Electrical/ Electronics, and interlocking of the various equipment.
6. To check all ducts/insulation/proper positioning/damage and rectify the same wherever required.
7. Inspect/check the entire pipe lines (Gas and drainage etc) for leakage and rectification of leakage, if any.
8. To check and lubricate (if required) the bearings of the pumps/motors/fans and keep a proper record.
9. To check the foundation bolts of the pumps/motors and to take the necessary action if required.
10. Check the quantity of Air flow from various outlets in each room/ Area as per drawings and do adjustment of dampers, etc., as and when required.
11. Any other job required to be attended during the course of Checking and to keep the plant in perfectly working conditions.

Yearly Maintenance:

1. Checking / setting/rectification of all safety and automatic controls.
2. Complete Overhauling of AHU, FCU, CSU, Fans & Two Stage unit.
3. Cleaning of strainers.
4. Maintenance of Air Blowers, Fresh Air & Exhaust Air Fans, and their Balancing, if required. Observe the operation of all the dampers and make necessary adjustments in linkage and blade orientation for proper operation.

5. Functional checks & calibration of all gauges, switches, thermostats, humidistats, and other instruments, rectification of the same if required.
6. Any other job required to be attended during the course of checking / as per OEM, and to keep the plant in perfectly working conditions.
7. Maintenance of all Electrical equipment, Feeders, Panels, Bus Bars, Cubicles, Motors, Heaters, Circuit Breakers, Power Points, Remote Control, etc. pertaining to AIR CONDITIONERS as per standard electrical maintenance practice and as directed by the concerned maintenance engineer. The maintenance and repairing of motors, Software reinstallation (if required) etc., are also within the Vendor's scope of work.
8. The gas charging in AIR CONDITIONERS will be executed by the vendor, if required. To check the choking of the drainage. Use air pressure to remove the clog from the drain pipe.
9. The Contractor has to properly clean/ make good as was earlier in case any Dirt/ scrap/ garbage / damage etc. generated because of the maintenance action.
10. Electricity and Water will be provided free of cost at one point to the contractor. The Contractor will have to arrange any extension wire/ pipe etc. for the execution of the work.

**LIST OF AIR-CONDITIONING SYSTEMS IN IIM
LUCKNOW CAMPUS
NON-INVERTER**

ANNEXURE - A

LIST OF WINDOWS, SPLIT & CASSETTE AC UNIT

S. No.	Location of Air-Conditioners	Window AC		Split AC		Cassette AC		Remarks
		Qty	TR	Qty	TR	Qty	TR	
1	Chanakya Room							
2	Patanjali			50	1.5			
3	Chintan (Faculty Block)			108	1.5	4	2.0	
4	Student Affairs	8	1.5	3	2			
				3	1			
5	Technician Room	4	1.5					
6	Telephone Exchange	1	1.5	2	1.5			
7	Beauty Parlour	1	1.5					
8	Umang			2	3	6 (3 Phase)	3.0	
9	EWC Hall	4	1.5					
10	Health Centre			1	1.0			
				1	1.5			
11	Director Residences			4	1.5			
12	Samadhan	5	1.5	7	1.5			
13	Aryabhata			132	1.0			
				8	2.0			
14	Anusandhan	3	1.5	18	2.0			
				2	1.5			
15	Computer Centre	1	1.5	3	1.5			
16	PGP -1	10	1.5	4	1.5			
		1	2.0	17	2.0			
17	Library			1	2.0			
18	Utsav			2	2			
				4	1.5			
TOTAL		38		372		10		

INVERTER

ANNEXURE - A

LIST OF WINDOWS, SPLIT & CASSETTE AC UNIT

S. No.	Location of Air-Conditioners	Window AC		Split AC		Floor Mount AC		Remarks
		Qty	TR	Qty	TR	Qty	TR	
1	Chanakya Room			17	1.5			
2	Patanjali			1	1.5			
3	Director Room			2 (HC)	1.5			
4	Chintan (Faculty Block)			2	1.5			
5	Telephone Exchange	1	1.5					
6	Health Centre	7	1.5					
7	Director Residences			5	1.5			
				2 (HC)	1.5			
8	Anusandhan			5	1.5			
9	Computer Centre			1	1.5			
10	PGP -1	1	1.5	2	1			
				1	2			
11	Hostels Common Room			8	1.5			
12	PGP-2 Hall 3			6	2.0	4	4	
13	MDP			56	1.5			
14	Kid Play Area			4	1.5			
TOTAL		9		112		4		

ANNEXURE-B

LIST OF DUCTED AND PACKAGE AC

S.No	Capacity in (TR)	Location	Configuration
1	120.5	Computer Center Block	7.5TR X 11Nos=82.5TR 1.5TR X 4 Nos=6.0TR 2.0TR X 1 No=2TR 10.0TR X 2 Nos=20TR 5.0TR X 2 Nos=10TR
2	127.50	PGP Block - 1	7.5TR X 7Nos=52.5TR 5.0TR X 8Nos=40TR 10.0TR X 2Nos=20TR 15TR X 1Nos=15TR
3	78.00	Samadhan Block	15TR X 3Nos=45TR 10TR X 1Nos=10TR 7.5TR X 2Nos=15TR 5.0TR X 1Nos=5TR 3.0TR X 1Nos=3TR
4	45.00	Samanjasya Hall	15TR X 2Nos=30TR 7.5TR X 2Nos=15TR
5	8.50	Umang Sport Court	8.5TR X 1Nos=8.5TR
6	11.00	MDP Office	11TR X 1Nos=11TR
7	42.00	Chanakya Dining Hall	8.5TR X 2Nos=17TR 5.5TR X 4Nos=22TR 3.0TR X 1Nos=3TR
8	132.00	Student Mess	11TR X 12Nos=132TR
	564.5		

**LIST OF AIR-CONDITIONING SYSTEMS IN IIM
LUCKNOW NOIDA CAMPUS**

SNo.	Location of Air-Conditioners	Window AC		Split AC		Cassette/Tower AC		Remarks
		Qty	TR	Qty	TR	Qty	TR	
1	MDP	23	1.5					Non- Inverter
		20	1.5					Non- Inverter
		1	1					Non- Inverter
2	IPMX Hostel	95	1					Non- Inverter
		47	1					Non- Inverter
		17	1.5					Non- Inverter
		14	1.5					Non- Inverter
3	A1 Building	5	1.5					Non- Inverter
		3	1.5	1	1.5			Non- Inverter
		20	1.5					Non- Inverter
		2	1					Non- Inverter
		1	1.5					Inverter
		10	1					Non- Inverter
4	Director Office 4th Floor			1	1.5			Non- Inverter
				2	2.5			Inverter
5	A1 Server Room			1	2	1	2	Non-Inverter
6	A2 Building	1	1.5					Non- Inverter
		1	1.5					Non- Inverter
		2	1					Non- Inverter
7	Dining Hall			8	1.5			Inverter
8	Faculty Building Director's Room	4	1.5					Non- Inverter
9	Faculty Building Students Room	4	1.5					Non- Inverter
		5	1.5					Non- Inverter
TOTAL		275		13		1		

FINANCIAL BID

FINANCIAL BID

BILL OF QUANTITY

S.No.	Description	Capacity	Qty	Unit	Rate per year per unit/TR	Total
IIM LUCKNOW CAMPUS						
1.	Window AC (Non-Inverter)	1.0/1.5/2.0 TR	38	Nos.	K E E P	K E E P
2.	Window AC (Inverter)	1.0/1.5/2.0 TR	9	Nos.		
3.	Split AC (Non-Inverter/Non-Inverter Heating-cooling)	1.0/1.5/2.0 TR	372	Nos.		
4.	Split AC (Inverter /Inverter Heating-cooling)	1.0/1.5/2.0 TR	112	Nos.	I T	I T
5.	Cassette AC (1 phase / 3 phase) (Non-Inverter)	2.0/3.0 TR	10	Nos.		
6.	Floor Mount/Tower AC (Inverter)	4 TR	4	No.	B L A N K	B L A N K
7.	Ducted & Package AC (3 Phase)	As per Annexure-B	564.5	TR		
8.	For the requirement basis of the Split AC work					
	Installation of air-conditioner		1	No		
	Dismantling of air-conditioner		1	No		
	Service of Air-Conditioner		1	No.		
	Gas Charging		1	Kg		
	Core Cutting		1	job		
10.	For the requirement basis of the Window AC work					
	Installation of air-conditioner		1	No		
	Dismantling of air-conditioner		1	No		
	Service of Air-Conditioner		1	No.		
	Gas Charging		1	Kg		
IIM LUCKNOW NOIDA CAMPUS						
11	Window AC (Non-Inverter)	1.0/1.5/2.0 TR	274	Nos.	K E E P	K E E P
12	Window AC (Inverter)	1.0/1.5/2.0 TR	1	Nos.		
13	Split AC (Non-Inverter/Non-Inverter Heating-cooling)	1.0/1.5/2.0 TR	3	Nos.		
14	Split AC (Inverter /Inverter Heating-cooling)	1.0/1.5/2.0 TR	10	Nos.	I T	I T
15	Cassette AC (1 phase / 3 phase) (Non-Inverter)	2.0/3.0 TR	1	Nos.		
16	For the requirement basis of the Split AC work				B L A	B L A
	Installation of air-conditioner		1	No		
	Dismantling of air-conditioner		1	No		

	Service of Air-Conditioner		1	No.	N K	N K	
	Gas Charging		1	Kg			
	Core Cutting		1	job			
17.	For the requirement basis of the Window AC work						
	Installation of air-conditioner		1	No			
	Dismantling of air-conditioner		1	No			
	Service of Air-Conditioner		1	No.			
	Gas Charging		1	Kg			
		TOTAL					
GST will be applicable							

Note: The contractor is advised to survey the actual site for assessment of critical application if any & accordingly quote the rates.

Signature with seal of the Contractor