

THE PUNJAB STATE COOP. BANK LTD., CHANDIGARH

- | | |
|-------------------------------|--|
| 1. Name of work | Comprehensive Annual maintenance Contract and operation of A.C. System installed at H.O. Building, Sector 34, Chandigarh |
| 2. Earnest money | Rs 15,000/- in favor of MD, The Punjab State Cooperative Bank Ltd., Chandigarh |
| 3. Time limit of works | 12 Months (Extended up to 3 Years) |
| 4. Name of agency | _____ |

Signature of the applicant

General Manager (Engg.)

DNIT (Detailed Notice Inviting Tender)

Tender for operation of Central air conditioning plant at Punjab State Cooperative Bank building, Sector 34-A, Chandigarh for the year 2021-2022 (Comprehensive)

Earnest money Rs.15,000 (Rupees Fifteen thousand only)

DETAIL OF CENTRAL AIR CONDITIONING PLANT & MACHINERY TO BE HANDED OVER TO THE CONTRACTOR **(CAMC is for 2 UNITS and associated machinery only)**

Sr. No.		Description	Qty.
1.	Plant	Operation of 4 x 90 tons <i>(CAMC of 2 units out of 4)</i>	
2.	Machinery	Reciprocating water chilling unit with Compressor	4 nos.
3.		Auto Transformer starters	4 nos.
		Monoblock pump set with motor a) 20 H.P. for chilled water/hot water b) Air Cooled condenser fans	4 nos. 24 nos.
4.		Air handling unit a) 7000 Cfm b) 6200 Cfm c) 8100 Cfm d) 9200 Cfm e) 5000 Cfm f) 2500 Cfm g) 3850 Cfm h) 10650 Cfm i) 3800 Cfm j) 4500 Cfm k) 3000 Cfm 120 kw hot water boiler Fan Coil units Three-way proportional valves with motor	2 nos. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 2 no. 133 nos. 12 no.
5.		Heating/Cooling thermostat	133 nos.
6.		Electrical Control Panel a) Main control P-1 b) EPB-1-10	1 no. 10 nos.

TERMS AND CONDITIONS ARE AS MENTIONED BELOW:

The contract will cover the complete operation of Central air conditioning plant in PSCB Head Office building, SCO No. 175-187, Sector 34-A, Chandigarh from 9.00 AM to 6:00 PM daily except Sunday and Bank holidays. The contract will include Comprehensive Annual Maintenance Contract.

The contractor shall operate the Cooling/Heating system on the following terms and conditions:

1. Inspecting the Chiller and carryout quarterly Preventive Maintenance as the standard practice.
2. Checking the refrigeration system, motor and starters and ensuring healthy condition of the plant. Checking the system for any leaks and rectifying the leaks if found.
3. Taking set of readings and evaluating to ensure satisfactory performance of the plant.
4. Checking the refrigeration control system for proper operations and adjusting the settings when required.
5. De-scaling of condenser once in a year, If required. If this is to be done more than once due to hard water during the contract period of one year then same will be borne by the Bank.
6. Checking the function of compressor and accessories of Chiller
7. Repairs of reciprocating compressor and replacement of spares when required.
8. Replenishing of refrigerant due to leakage because of fair wear and tear
9. Checking of the controller for its proper functioning and repair/ replacement of the same if found defective
10. Attending to the complaints / breakdown calls whenever called upon. Reporting the healthiness of the plant and suggesting improvements if any.
11. The contractor shall operate the plants as per laid down prescribed procedure of the manufacturer and safe operation conditions to the entire satisfaction of the General Manager (Engg.) of the Bank.
12. The contractor will be responsible for supervision of the compressor during operation and regularly check lubrication, oil pressure, oil level, H.P. safety valve, and pressure gauges etc.
13. Periodical inspection shall be carried out during the shutdown periods also so that the compressor is always ready for operations whenever required.
14. The valves shall be inspected completely after 400-500 hours running. Similarly, bearings shall be inspected after 900 hours running. (Log Book to be maintained and to be countersigned by Engg. Cell staff).
15. The contractor shall strictly adhere to the maintenance schedule and will maintain the complete daily record as under.
16. The raw water needed for supply to the A C. plant and hot water boiler/tank shall be provided by the Bank
17. The contractor will ensure that the staff engaged by him wear proper uniform during duty hours and bears good moral character and shall also be responsible

for their good behavior and other deeds. The contractor shall arrange for obtaining security clearance from competent authority of the person engaged by him and replace them if so desired. The contractor shall be responsible for the antecedents of the staff to be engaged by him. The staff should be employed only after security clearance in order to avoid any mishap.

18. The contractor shall be responsible for any damage to the plant/equipment/machinery and shall be responsible for any damage caused to the walls, furniture, ceding, electric wiring, electric fitting or any other property while in service/repair due to any accident or act of negligence or omission on the part of operating staff. The cost of repair/replacement shall be deducted from the bills of the contractor if he fails to carry out same to the entire satisfaction of the GM (Engg.).
19. *Terms concerning staff to be hired by the contractor for the said CAMC:*
 - a. The contractor shall operate the plant through authorized qualified trained staff.
 - b. The air condition plant operator must be qualified air conditioning mechanics from recognized ITI or any other recognized institute of India.
 - c. The contractor has to provide one operator having I.T.I. or five years' experience and one helper having one-year experience.
 - d. The contractor will have to provide the sufficient tools and protective clothing for the operating staff.
 - e. The contractor will provide suitable almirah/ boxes/instruments for safe custody of tools etc.
 - f. The staff shall also be provided with tools and batteries for operation in darkness and thermometers for measuring the temperature.
 - g. The Contractor will have to strictly adhere to workmen welfare compensation payment as per the labour act and the workmen's compensation Act as laid down by the Punjab Govt, and the department/Bank will not be responsible in the event of any default.
 - h. The contractor shall provide identity cards to his staff and display the duty roaster. The copy of the duty roaster shall also be supplied to the Bank.
 - i. The wages paid to the staff shall not be less than the wages fixed under the Minimum Wages etc. compliance of minimum wages act shall be the responsibility of the contractor.
 - j. Mandatory deductions and contributions like PF, ECS etc. will be properly maintained by the contractor and kept readily available whenever demand by the Bank, Labour Department and others.
 - k. In case the contractor fails to make monthly payment to the labour engaged by him and the Bank is forced to make payment to avoid the stoppage of essential work, the Bank shall charge 15% interest on such payment till it is not deposited with the Bank by the contractor.

20. If the plant is not operated due to non-availability of staff a minimum penalty of Rs.1,000/- per shift of 8 hours will be levied. However, if technically incompetent operators are engaged or non-skilled assistant is seen operating the plant, a penalty of up to Rs.500/- per shift of 8 hours shall be levied.
21. The stationery i.e. log books registers etc. will be arranged by the contractor in a specified format and it should be deposited in the office.
22. The contractor will do the general servicing of fan coil units (FCUs) air handling units (AHUs), chiller water pumps, hot water boiler and compressors from time to time to avoid any operational failure or damage. Contractor will also do the labour work and provide replacement of electric parts of electric panel board for which material will be arranged by the contractor under comprehensive maintenance otherwise excluded (Annexure i).
23. The contractor will check the gas piping of the plant every day.
24. The contractor will dismantle the F.C.U's fan motor, if needed for repair and will install it after repair.
25. Payment shall be made to the contractor on quarterly basis. He will pay his staff on monthly basis as per rules in the presence of authorized representative of the Bank.
26. No request for advance/monthly payment will be entertained and offer with such conditions will not be considered.
27. Dispute if any shall be settled within jurisdiction of Registrar, Cooperative Societies, Punjab, Chandigarh or his nominee acting as Arbitrator. His decision shall be final and binding on both the parties.
28. The agency should fill the tender in ink. The agency should quote his rate clearly both in words and figures on the space prescribed last page of D.N.I.T.
29. The scope of work can vary at the sole description of the Bank and no claim whatsoever shall be entertained.
30. The agency should not quote any condition of its own. Any conditional tender will be outrightly rejected.
31. The agency must visit the building and acquaint himself with the A.C. equipment, before quoting their rates.
32. The dates and timings of operation can vary at the sole discretion of the Bank and no claim of the agency will be entertained on this account. However, the total period/duration will be one year which will be considered from the actual date of start of the work and can be extended by the Bank up to three years.
33. ESI contribution as applicable under the ESI Act will be paid by the agency and the agency shall be responsible to comply with the requirements of the industrial/ labour laws.
34. It is the responsibility of the said agency who is registered under the Employees P.F. and Miscellaneous Provisions Act, 1952 and scheme framed thereunder to deposit both the shares of contribution and payment shall be released to agency only after getting proof that payment has been deposited by agency in time and properly. In case of contractor who is not registered under the said act

payment shall be released to agency only after ensuring that he may get himself registered with the PF authorities.

35. One-month notice is required to terminate the contract by either party i.e. Bank or Contractor.

OTHER COMMERCIAL TERMS & CONDITIONS

1. The Agency should have experience of Air-conditioning system.
2. The turnover the Agency shall be more than Rs. 5 Crores & CA certified certificate should be attached with the tender documents.
3. The EMD amount will be Rs 15,000/-.
4. The agency should be registered with Govt/Central Govt departments & enlistment certificate to be attached there to.
5. The Service Centre cum Office of the Firm should be within Tri-city.

DAILY CHECK:

Check oil level pressure, leakages, delivery pressure and V-Belt tension.

RUNNING OPERATION

- a) To clean oil strainers thoroughly from time to time.
- b) Clean refrigerant suction strainer from time to time.
- c) Clean refrigerant suction strainer after 25 hours running until strainer cleaner is practically clean.
- d) The contractor will attend the work periodically for carrying out servicing of the entire plant to the satisfaction of the GM (Engg.)
- e) In the event of any accident or major damage due to inadequacy of staff or negligence of the operating staff, the complete compensation will have to be borne by the Contractor.
- f) Contractor must ensure that there is a telephone at his office and residence for the proper communication. Contractor to ensure immediate repairs on receipt of complaint. A register should be maintained in the plant room, showing the records of room wise temperature of the area.
- g) Consistency in room temperatures should be personally checked daily. He must have a Mobile telephone for immediate reporting and ratification.

Annexure (i)

EXCLUSIONS FROM SCOPE OF COMPREHENSIVE MAINTENANCE SERVICE CONTRACT

1. Replacement of Equipment as a whole such as Compressor, Condenser, Evaporator, MS Frame work, Water Piping & Water Line Valves, Ducting work, Plastic body structure of Cooling Towers.
2. Metal work etc. that has undergone deterioration due to atmospheric condition/ experimental factor / inferior water quality / inferior power quality and due to Ageing.
3. Any other associated Equipment other than the Screw Chiller Package.

4. Any Kind of Civil, structural, Scaffolding or Excavation works.
5. Any replenishment of consumable and rectifying failure of Equipment pertaining to Equipment capacity mismatch between high side and low side.
6. Any Welding / Brazing works.
7. Damage to Equipment / Ancillaries or failure due to environmental conditions, due to contaminated / hard water and fluctuations of Voltage beyond 415 +/- 6% (400 +/- 10% for screw chillers).
8. No replacement/repair for defective equipment which is to be handed over in the beginning of the contractor but contractor should be able to provide the replacement/repair for which expenses will be borne by the Bank.
9. Contractor will report all kind of pre-existing malfunctioned equipment (Repair/Replacement) within the first month of the contract positively.

Tender Form

Tender for AMC of A C. System at Punjab State Cooperative Bank Building, Sector 34-A, Chandigarh for three years i.e. 2021-2022.

To be filled by the agency;

1. Name of the Agency : _____
2. Date of Earnest Money
a. Draft No. : _____
b. Dated : _____
c. Drawn on : _____

Payable at Chandigarh

3. Monthly charges for CAMC for A.C. System fixed or placed on or at the building complex SCO. No. 175-87, Sector 34-A, Chandigarh for that I/ we quote Rs. _____ (Rupees _____) as monthly operation charges as mentioned in DNIT .