

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus



भारतीय प्रबंध संस्थान सम्बलपुर
Indian Institute of Management Sambalpur

Notice Inviting Tender (NIT)

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

NIT No: IIMSBP/2026-27/RP/34 Date- 24/07/2026

Indian Institute of Management Sambalpur

Ministry of Education (MoE), Government of India (GoI)

Basantpur, Goshala, Sambalpur- 768025. (Odisha)

URL: www.iimsambalpur.ac.in

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

1. Disclaimer

This tender document has been prepared by **Indian Institute of Management Sambalpur (IIM Sambalpur)** for inviting bids from **Bidders / Contractors / Firms** for **Operation & Maintenance Services (Manpower, Consumables & Tools) at IIM Sambalpur Campus**.

The information provided in this document is intended to assist Bidders / Contractors / Firms in preparing their bids. They are advised to make their own assessments regarding the scope of work, manpower requirements, statutory obligations, existing facilities, and operational needs before submitting their bids.

IIM Sambalpur does not warrant the accuracy or completeness of the information contained in this document and shall not be liable for any loss, damage, or claim arising from its use. No reimbursement of any cost, expense, or effort incurred by any Bidder / Contractor / Firm for participating in the tender process shall be made by the Institute.

Bidders / Contractors / Firms are encouraged to visit the campus at their own cost to understand the operational environment, existing systems, working arrangements, and **site conditions**. It shall be deemed that the Bidder / Contractor / Firm has acquainted themselves with all relevant conditions—whether or not they have physically inspected the site—and has taken these into consideration while quoting their rates.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

2. Detailed E-Tender Notice

Indian Institute of Management Sambalpur (IIM Sambalpur) invites e-tenders from eligible Bidders / Contractors / Firms experienced in Operation & Maintenance (O&M) services for similar institutional, residential, or campus facilities for:

Tender Notice No.	IIMSBP/2026-27/RP/34 Date- 24/07/2026
Name of the work / Tender	Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus.
Brief Scope of Work	The work includes Operation & Preventive Maintenance of all Civil, Electrical, Mechanical and Utility installations of IIM Sambalpur Campus, including Civil Installations, HT & LT Electrical Systems, LMS, Roof-Top Solar Plant, Fire Fighting System, Fire Alarm & PA System, Substation, DG Sets, Lifts, STP & WTP, HVAC Plant, Water Supply Pumps, BMS & CCTV Systems, Solar Hot Water System, Solid Waste Management and Horticulture Works, along with deployment of required manpower, consumables and tools for day-to-day O&M activities.
Estimated Cost	₹3,63,65,113.62 (Inclusive of applicable GST)
Period of Contract	Initial period of Twelve (12) Months , extendable for a further period of up to Two (02) Years , either in part or in full, subject to satisfactory performance of the Agency, operational requirements of the Institute
RFP fee / Bid Processing fee (non-refundable)	Rs. 10,000.00 (incl GST @ 18%) non-refundable, to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur
Bid Security / EMD	Rs. 7,27,302/- (Rupees Seven lakh Twenty Seven Thousand Three Hundred only) to be deposited through NEFT/RTGS mode only from any Nationalized/ Scheduled bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur.
Bid validity period	180 days from the bid submission date.
Bid document downloading start date and time	24/07/2026 at 10:00 Hrs
Bid document downloading end date	13/08/2026 up to 16:00 Hrs
Pre-bid meeting	On 31/07/2026 (Friday) at 11:00 Hrs at Indian Institute of Management Sambalpur, Basantpur, Goshala, Sambalpur, Odisha (India) - 768025.
Last date and time for submission of queries, if any	The last date and time for submission of queries is 30/07/2026 up to 18:00 Hrs. Queries through email to: iimsbp.projects@iimsambalpur.ac.in
Opening of tender online (Technical Bid only)	14/08/2026 at 15:30 Hrs (Tuesday)
Presentation for Technical Bid	Presentation for Technical Evaluation (LCS): Date, Time & Venue shall be intimated separately to eligible bidders after scrutiny of Technical Bids documents. The presentation shall be conducted physically at IIM Sambalpur Campus.
Date of opening of Price Bid	Will be informed later after evaluation of Technical Bid.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

Submission of Tender / Bid Processing fee & Earnest Money Deposit, etc.	- Instrument of Tender Fee & EMD shall be submitted in electronic format also through online (by scanning) while uploading the bid. The bidder shall send all the requisite documents as per NIT, Bid Processing fee and EMD & other relevant documents, bidder shall send the same in original through speed post / hand to hand delivery so as to reach the office of IIM Sambalpur during office hours on or before 17/08/2026 up to 18.00 Hrs. - Bidders who fail to furnish Tender fee & EMD, all mandatory documents in original, within the stipulated time as indicated above, will be outright rejected and their proposal shall not be considered for further evaluation.
---	--

3. INFORMATION TO BIDDERS

3.1. INTRODUCTION

Indian Institute of Management Sambalpur (IIM Sambalpur) is one of the prestigious institutions under the Indian Institutes of Management (IIM) family. Established by the Government of India in September 2015, the Institute aims to provide high-quality management education and contribute to the development needs of corporate, non-corporate, and public systems.

The permanent campus of IIM Sambalpur is located on approximately 200 acres of land at Basantpur village in Sambalpur District, Odisha. The campus is situated near National Highway 53 and the State Highway, in a predominantly non-agricultural terrain.

The Phase-I development of the permanent campus has been successfully completed and was inaugurated by the Hon'ble Prime Minister of India on 3rd February 2024. The Institute has been fully operational at the permanent campus from the 2023–25 batch onwards.

To ensure smooth functioning of the campus infrastructure and essential services, the Institute now invites bids from eligible Bidders / Contractors / Firms for providing Operation & Maintenance (O&M) Services, including deployment of manpower, supply of consumables, provision of tools & tackles, and carrying out routine operation and preventive maintenance of various systems and installations across the IIM Sambalpur campus.

3.2. IMPORTANT INFORMATION

Download of RFP Document	The RFP document and other details can be obtained from the institute's website www.iimsambalpur.ac.in and https://eprocure.gov.in. Amendments, if any will be notified in the above websites. The RFP document can be downloaded by the bidders from 24/07/2026 at 10.00 Hrs to 13/08/2026 up to 16:00 Hrs. Bidding will have to be done through Portal: https://eprocure.gov.in
--------------------------	--

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

Pre-Bid Meetings & Queries	Interested Bidders / Contractors / Firms intending to participate in the Pre-Bid Meeting must intimate the Institute in advance and shall submit their queries through email to: iimsbp.projects@iimsambalpur.ac.in The last date and time for submission of queries is 30/07/2026 up to 18:00 Hrs. Queries submitted after the stipulated date and time, and any verbal/written queries, will not be entertained. Only the queries received within the stipulated time will be taken up for discussion during the Pre-Bid Meeting. For clarifications, bidders may contact: i. Infrastructure Office: +91 7852950531 The responses/decisions to the queries will be informed during the Pre-Bid Meeting, and the decision of the Competent Authority of IIM Sambalpur shall be final and binding. The Minutes of the Pre-Bid Meeting, including the replies/decisions, will be uploaded on the CPP Portal and the Institute's website. These will form an integral part of the tender document and contract agreement. No further queries of any form will be entertained after the Pre-Bid Meeting.
Last date & time of download of Tender Document	13/08/2026 up to 16:00 Hrs.
Last date & time of submission of RFP/ Bids (bid due date) online only	13/08/2026 up to 16:00 Hrs through online.
Opening of tender online (Technical Bid only)	14/08/2026 at 15:30 Hrs (Tuesday) through online.
Presentation for Technical Bid	Presentation for Technical Evaluation (LCS): Date, Time & Venue shall be intimated separately to eligible bidders after scrutiny of Technical Bids documents. The presentation shall be conducted physically at IIM Sambalpur Campus.
Date of opening of Price Bid	Will be informed later after evaluation of Technical Bid.
Last date of submission of Bid Processing fee & EMD	Last Date of submission of Bid Processing fee & EMD: 13/08/2026 up to 16:00 Hrs through online..
Downloading of Tender Document	- Interested Bidders / Contractors / Firms can download the tender document free of cost from the e-procurement portal within the specified period. - Bidders who wish to participate in the tender must register on the website: https://eprocure.gov.in/
Digital Certificate	- Bidders who wish to participate in this tender shall procure / possess a legally valid Class-III Digital Signature Certificate (DSC) as per the Information Technology Act-2000, to digitally sign and submit their bids. - Bidders who already possess a valid Class-III DSC need not procure a new one. 1. Bidders who already have a valid Digital Certificate need not to procure a new Digital Certificate.

Pre- Bid Conference	▪ The Pre-Bid Conference for this tender shall be conducted on 31/07/2026 at 11:00 Hrs at: <i>Indian Institute of Management Sambalpur, Basantpur, Goshala, Sambalpur, Odisha – 768025.</i> ▪ Clarifications / responses to the queries raised during the pre-bid meeting will be issued in the form of Minutes of Meeting, which shall be uploaded on the IIM Sambalpur website and CPPP portal. ▪ The Minutes of Meeting shall form an integral part of the Tender Document. ▪ No queries shall be entertained after the pre-bid meeting.
Online Submission of Technical and Price Bid	▪ Bidders may prepare and edit their bids multiple times before final submission. Once the bid is finally submitted, no modification shall be permitted. ▪ The Bidder shall submit both the Technical Bid and Price Bid in electronic form on the e-procurement portal by the specified date and time after digitally signing the documents..
Opening of Tender	▪ Opening of bid documents will be held as per the schedule mentioned in the tender notice at IIM Sambalpur. ▪ Intending bidders or their authorized representatives may be present at IIM Sambalpur during the opening of tender (if they wish). ▪ Offline technical evaluation of bids will be carried out after online opening. ▪ After successful completion of technical evaluation, only the Price Bids of technically qualified bidders will be opened online.
General Instruction	▪ The Tender / Bid Processing Fee is non-refundable under any circumstances. ▪ The bid shall be signed only by the Authorized Signatory of the Bidder / Contractor / Firm. ▪ EMD shall be submitted strictly in the form specified in the tender document. ▪ Tenders without Tender Fee, EMD, or incomplete bids will be summarily rejected. ▪ Conditional tenders will not be accepted. ▪ Bids shall be self-contained; reference to external links or documents will not be considered unless the documents are uploaded with the bid. ▪ Bidders are advised to read carefully the Instructions to Bidders, Eligibility Criteria, Scope of Work, and all other details contained in the tender document. ▪ Once submitted, the bid cannot be amended after the last date of submission, except in response to clarifications sought by IIM Sambalpur.

3.3. Special Instructions to Bidders for E- Tendering

The following Special Instructions supplement the “Instructions to Bidders” provided in this tender document. **Submission of online bids is mandatory** for this tender.

i) **Tender Bidding Methodology:**

The bid shall be submitted online through the e-procurement portal <https://eprocure.gov.in> and shall consist of:

- Technical Bid

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

- Financial (Price) Bid

All required documents must be scanned, digitally signed, and uploaded as part of the online submission.

ii) Broad Outline of Activities from the Bidder's Perspective

- a. Procure a valid Digital Signing Certificate (DSC) – signing & encryption.
- b. Register on the e-procurement portal: <https://eprocure.gov.in>
- c. View the Notice Inviting Tender (NIT) online.
- d. Download the official copy of the Tender Documents from the portal.
- e. Prepare and submit the Technical Bid and Financial Bid online, duly digitally signed.
- f. Attend the online Tender Opening Event (TOE) for the Technical Bid on the portal.
- g. Attend the opening of the Financial Bid, applicable only for bidders found technically qualified.

For participating in this tender online, the following instructions need to be read carefully. These instructions are supplemented with more detailed guidelines on the relevant screens of the <https://eprocure.gov.in> portal.

iii) Digital Certificates:

It is mandatory for all the bidders to have Class-III Digital Signature Certificate (Signing + Encryption) in the name of person who will sign the Bid) from any of the licensed Certifying Agency (Bidders can see the list of licensed C's from the link www.cca.gov.in) to participate in e-tendering of IIM Sambalpur.

iv) Registration:

Intending bidders are requested to register themselves with <https://eprocure.gov.in> for obtaining user ID, by paying a registration fee, online tendering fee etc. through e- payment gateway. Bidders are also required to obtain Digital Signature for participating in the e-tender.

For participating in the e-tendering process of IIM Sambalpur, the bidders shall have to be registered on the website <https://eprocure.gov.in> by making required payment through online payment mode so that they will get user ID and password. This will enable them to access the website, <https://eprocure.gov.in> with the help of Digital Signature by which they can participate in e-Tender of Indian Institute of Management (IIM), Sambalpur.

The intending bidder must have valid Class-III (Signing + Encryption) Digital Signature to submit the bid online. For this intending bidder may contact the helpdesk numbers provided hereinbefore.

3.4. Instructions to the Bidder

3.4.1. Brief description of the Selection Process:

The Institute has adopted an e-Tendering process consisting of a **Two-Bid System comprising Technical Bid (Part-I) and Financial Bid (Part-II)**, to be submitted online in accordance with the provisions of the Tender Document.

The Technical Bids shall first be evaluated with reference to the **minimum eligibility criteria, experience, statutory compliances, and other requirements specified in the Tender Document**. Only those Bidders who satisfy the prescribed Eligibility Criteria shall be considered eligible for Technical Evaluation under the Least Cost Selection (LCS) Method.

The Technical Evaluation under the Least Cost Selection (LCS) Method shall be carried out in two stages. Stage-I shall comprise evaluation of the Technical Bid based on the prescribed **Technical Evaluation Criteria carrying Sixty (60) Marks. Only those Bidders securing a minimum of Thirty-Five (35) Marks out of Sixty (60) Marks in Stage-I shall be shortlisted and invited to participate in Stage-II, i.e., Technical Presentation, carrying Thirty-Five (35) Marks** before the Evaluation Committee.

The date, time, venue, and other instructions for the Technical Presentation shall be communicated separately to only those bidders who qualify in Stage-I.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

The marks obtained by the Bidder in Stage-I and Stage-II shall be aggregated to arrive at the Overall Technical Score out of One Hundred (100) Marks. **Only those Bidders securing an Overall Technical Score of Seventy (70) Marks or more** shall be declared Technically Qualified Bidders.

The **Financial Bids of only the Technically Qualified Bidders** shall be opened on a later date. The Contract shall be awarded to the Bidder quoting the Lowest Evaluated Financial Bid (L1) and found otherwise eligible and compliant with the provisions of the Tender Document.

3.4.2. Download of Tender Document

The Tender Document and other related information can be downloaded from the Institute website www.iimsambalpur.ac.in and the e-procurement portal <https://eprocure.gov.in>. Any amendments or corrigendum, if issued, will be published only on these websites. The Tender Document shall remain available for download from **24/07/2026 (10:00 Hrs) to 13/08/2026 (16:00 Hrs)**.

3.4.3. E-Tender / Bid Processing Fee

The Bid Processing Fee of Rs. 10,000/- (including GST @ 18%), non-refundable, shall be deposited only through NEFT/RTGS from any Nationalized/Scheduled Bank in favor of Indian Institute of Management Sambalpur, payable at Sambalpur.

Bids not accompanied by valid proof of payment of the Bid Processing Fee shall be summarily rejected as non-responsive.

3.4.4. Validity of the BID:

The Proposal shall be valid for a period of not less than **180** days from the Bid Submission Date. The Institute may at its discretion, request bidders to extend the Bid Validity Period for a specified period and correspondingly the validity of the EMD.

3.4.5. Bid Security / Earnest Money Deposit:

- a. The Bidder shall furnish an EMD of Rs. 7,27,302/- (Rupees Seven lakh Twenty Seven Thousand Three Hundred only) through NEFT/RTGS from any Nationalized / Scheduled Bank in favour of Indian Institute of Management Sambalpur, payable at Sambalpur.
- b. Any bid not accompanied by the EMD shall be summarily rejected as non-responsive.
- c. The EMD of unsuccessful bidders shall be returned without interest, after completion of the bid validity period or within 30 days of award of contract, whichever is earlier.
- d. The EMD shall be retained for the successful bidder until submission of the Performance Security.
- e. The EMD shall be forfeited if:
 - i. The bidder modifies or withdraws the bid during the bid validity period.
 - II. The successful bidder fails to execute the agreement or submit the Performance Security within the prescribed time.
 - III. Any information or document submitted by the bidder is found to be false, fabricated, or misleading.
 - IV. The bidder refuses to accept any correction of arithmetical errors identified during evaluation.
- f. The EMD shall remain valid for 45 days beyond the bid validity period.

3.4.6. Bank Details of IIM Sambalpur for Submission of EMD / Bid Security / Tender Fee / Other Fee:

Name: IIM Sambalpur
Bank Name: State Bank of India
Account Number: 36134431122
Bank Address: Sambalpur Burla Main Branch-768019
IFSC Code: SBIN0002034
Email: iimsbp.projects@iimsambalpur.ac.in

3.4.7. Bid and other costs:

The Bidders shall be responsible for all costs associated with the preparation of their Bids and their participation in the Bid. The Institute will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

3.4.8. Site visit and verification of information:

Bidders / Contractors / Firms are advised to visit the IIM Sambalpur Campus at their own cost to assess the site conditions, operational requirements, existing installations, utilities, access arrangements, and

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

all other factors relevant to the Operation & Maintenance Services before submitting their bid. The Institute shall not be responsible for any errors, omissions, or misinterpretations made by the bidder based on the information provided in the tender document.

Submission of the bid shall be deemed as the Bidder's confirmation that they have fully inspected the site, understood the scope of work, verified all operational conditions, and have taken all factors into consideration while quoting their rates.

3.4.9. Pre-Bid Meeting and Clarifications

The purpose of the Pre-Bid Meeting is to clarify queries and address issues related to the **Tender Document**. The Pre-Bid Meeting shall be held on **31/07/2026 at 11:00 Hrs** at **Indian Institute of Management Sambalpur, Basantpur, Sambalpur – 768025**.

Interested Bidders / Contractors / Firms shall intimate the Institute regarding their participation in the Pre-Bid Meeting and submit their queries in advance through email to **iimsbp.projects@iimsambalpur.ac.in** on or before **30/07/2026 up to 18:00 Hrs**.

Only queries received through email within the stipulated date and time shall be considered and taken up for discussion during the Pre-Bid Meeting. **No queries submitted after the stipulated date and time, or any verbal or written queries raised during the Pre-Bid Meeting, shall be entertained.**

The clarifications / decisions provided during the Pre-Bid Meeting shall be final and binding, subject to approval of the Competent Authority of the Institute. The **Minutes of the Pre-Bid Meeting**, including replies to queries, shall be uploaded on the Institute's website and shall form an **integral part of the Tender Document and the Contract Agreement**. No further queries of any nature shall be entertained after the Pre-Bid Meeting.

3.4.10. Amendment of Tender Document

At any time prior to the deadline for submission of bids, the Institute may, for any reason, whether on its own initiative or in response to clarifications sought by a Bidder, modify the Tender Document by issuing an Addendum / Corrigendum. Such Addendum / Corrigendum shall form an integral part of the Tender Document.

The Addendum / Corrigendum shall be uploaded on the Institute's website www.iimsambalpur.ac.in and the e-procurement portal <https://eprocure.gov.in>, no separate notification or advertisement shall be issued in the print media.

To provide bidders adequate time to consider such amendments, the Institute may, at its discretion, extend the Bid Due Date, which shall be notified through the above-mentioned websites.

3.4.11. Right to Accept or Reject Any or All Bids

Notwithstanding anything contained in this Tender Document, the Institute reserves the right to accept or reject any bid, and to cancel or annul the bidding process, either wholly or partly, at any stage, without incurring any liability and without assigning any reason for such acceptance, rejection, or cancellation.

3.4.12. Single Entity Responsibility

The Institute intends to appoint a single entity for providing the O&M Services. The work shall be awarded to and executed by the Successful Bidder only, and sub-letting or execution through subsidiary / associate companies shall not be permitted, except as specifically allowed under the Tender Document. Bids submitted by Joint Venture (JV) / Consortium / Association of Firms shall not be permitted.

3.4.13. The Institute reserves the right to reject any Bid and appropriate the Bid Security if:

The Institute reserves the right to reject any bid and forfeit the Bid Security (EMD) in the following cases:

- If, at any stage, any material misrepresentation, false information, or misleading statement is found in the bid, or if the Bidder fails to submit supplementary information/documents sought by the Institute within the specified time. Such cases shall result in disqualification of the Bidder. If such disqualification occurs after opening of bids, the Institute may proceed with evaluation of the remaining bids or take any other action deemed appropriate, including cancellation of the bidding process.
- The Institute reserves the right to verify all statements, information, and documents submitted by the Bidder. The Bidder shall, when required, furnish additional information or documentary evidence for verification. Any verification or lack thereof by the Institute shall not absolve the Bidder of its obligations or liabilities.
- A Bidder shall be eligible to submit only one bid for this tender.
- In case of a bidding company, a Power of Attorney authorizing the signatory to sign and commit the Bidder shall be submitted in the prescribed format.
- Joint Venture / Consortium bids shall not be accepted.
- Any condition, qualification, or stipulation in the bid that is contrary to or inconsistent with the terms of the Tender Document shall render the bid non-responsive and liable to rejection.

3.4.14. Language of Bid

The Bid prepared by the Bidder and all documents, correspondence, and communications relating to or concerning the Tender Document and the bidding process shall be **in English only**. Any bid or supporting document submitted in any other language shall be **liable to rejection**.

- a) The bid prepared by the Bidder and all documents, communications, and correspondence relating to the tender and bidding process shall be in the **English language only**. Any bid submitted in a language other than English shall be liable to rejection.
- b) IIM Sambalpur has adopted the **e-tendering process** for this tender. Accordingly, **hard copies of the Tender Document shall not be issued**, and **only online submission of bids** through the e-procurement portal shall be accepted.
- c) The tender shall be submitted online under a **Two-Bid System**, comprising:
 - a. **Technical Bid**, containing all information and documents as prescribed in the Tender Document; and
 - b. **Financial Bid**, containing the quoted prices for providing the Operation & Maintenance Services.
- d) Bidders shall upload **all required documents, duly digitally signed**, on the e-procurement portal **before the closing date and time of bid submission**.

3.4.15. Additional Information for Bidders for O&M Services:

- a. **The tenderer shall be deemed to have visited the site and satisfied himself as to the conditions under which the work is to be performed. He shall also check and ascertain the locations of existing structures, installations, equipment, or any other situation that may affect the work. No extra claim on account of ignorance or insufficient description shall be entertained at a later stage**
- b. **In the event of any restrictions imposed by security agencies, traffic authorities, or any other authority having jurisdiction over movement of labour, materials, or vehicles, the contractor shall strictly comply with such restrictions. No extra payment shall be admissible on this account. Any loss of time due to such restrictions shall be made good by deployment of additional resources at the contractor's own cost. General security restrictions shall include, but not be limited to, the following:**
 - i. Movement of trucks and vehicles shall be regulated as per rules and directions of the competent authority.
 - ii. The contractor shall inform in advance the vehicle registration numbers, ownership details, and names and addresses of drivers for security clearance, as required.
 - iii. As and when required due to security considerations, additional restrictions may be imposed by the Institute / security agencies, which shall be strictly complied with by the contractor.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

- iv. No claim whatsoever shall be entertained by the Institute on account of restrictions imposed by security agencies during execution of the work, including temporary suspension of work due to VVIP movement or security exigencies.
- c. **The information and site data provided in the tender documents are furnished for general guidance only. The Institute shall not be held responsible for the accuracy thereof or for any interpretation or conclusion drawn therefrom. The contractor shall verify all such data and site conditions to his own satisfaction before quoting rates, and no claim shall be entertained on this account at a later stage.**

3.5. Documents comprising the Technical and Financial Bid

The Bidder shall submit the **Technical Bid** and **Financial Bid** online in the prescribed formats and in accordance with the evaluation criteria specified in the Tender Document.

3.5.1. Technical Bid

The Technical Bid shall be submitted (should be uploaded on the tender portal along with relevant tender documents) in the prescribed formats and shall include the following documents:

- a. Form-1: Bidder's Transmittal / Covering Letter
- b. Form-2: Bidder's Profile and Organization Details
- c. Form-3: Details of Similar Operation & Maintenance services (Credential / Experience Details)
- d. Form-4: Work Completion / Performance Certificates for Similar O&M Services
- e. Form-5: Financial Capacity of the Bidder (Turnover, Net Worth, CA Certificate)
- f. Form-6: Details of Employees on the Payroll of the Bidder
- g. Form-7: Affidavit / Undertaking for Similar O&M Service Experience
- h. Form-8: Power of Attorney authorizing the signatory to sign and submit the bid
- i. Form-9: Bidder's Affidavit / Declaration (Non-blacklisting, correctness of information, etc.)
- j. Form-10: Format for Performance Security (for reference only)
- k. Form-11: Proof / Format for Earnest Money Deposit (EMD)
- l. Form-12: Integrity & Ethical Conduct Undertaking (if applicable)
- m. Form-13: Draft Agreement (To be executed after Award of Service/ Work)
- n. Copies of Statutory Registrations (EPF, ESIC, GST, PAN, Labour License, etc.)
- o. Any other document required as per the Tender Document to establish technical eligibility.

3.5.2. Financial Bid

The Financial Bid shall be submitted online in the prescribed BOQ / Price Bid format. The Bidder shall quote percentage rates (%) under the following heads::

- a. Service Charge (%) on Manpower Services;**
- b. Profit (%) on Consumable Items;**
- c. Profit (%) on Tools & Tackles; and**
- d. Profit (%) on Annual Thermography Audit.**

The quoted percentages under all the above heads shall remain firm for the entire contract period, including any extension thereof, and shall not be subject to variation on any account.

3.5.3. Financial Bid – Structure, Quoting Methodology and Statutory Provisions

a. Service Charge on Manpower

The Bidder shall quote a **Service Charge in percentage (%)** over the applicable manpower cost as indicated in the approved Manpower Deployment Annexure, which includes Skilled, Semi-Skilled, and Unskilled manpower governed by applicable Central Minimum Wages, as well as Professional Manpower (such as Engineers, Supervisors, Managers, Operators, and other approved staff) specified in Annexure-I.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

The quoted Service Charge shall be deemed to include all administrative expenses, supervision, establishment expenses, coordination, documentation, reporting, overheads, profit, and all other incidental costs associated with deployment and management of manpower under the Contract.

The Service Charge shall be quoted in percentage (%) only and shall remain firm and unchanged throughout the Contract Period, including any extension thereof.

The minimum Service Charge shall not be less than **3.85%**, in accordance with the Government of India, Department of Expenditure, Ministry of Finance Office Memorandum No. F.6/1/2023-PPD dated 06.01.2023, as amended from time to time. Any bid quoting Service Charge below the prescribed minimum of 3.85% shall be treated as non-responsive and shall be summarily rejected.

Payment towards manpower services shall be regulated in accordance with the provisions of this Tender Document, including statutory reimbursements, applicable taxes, and other payments admissible under the Contract.

b. Profit / Service Charge on Consumable & Maintenance Materials

The Bidder shall quote a Profit / Service Charge in percentage (%) over the cost of consumable and maintenance materials required for Operation & Maintenance Services.

The list of consumable items along with base / indicative rates, wherever specified in the **Rate chart Annexure-II**, shall be considered for payment along with the quoted Profit / Service Charge percentage.

In case any consumable item is not included in the BOQ / Tender Document or is subsequently required during execution of the contract, such item shall be procured at justified prevailing market rates, duly supported by valid GST-compliant purchase invoices and subject to approval of the Engineer-in-Charge. The same quoted Profit / Service Charge percentage shall be applicable to such items. No additional markup beyond the quoted percentage shall be admissible.

c. Profit / Service Charge on Tools & Tackles

A consolidated list of Tools & Tackles required for Electrical, Plumbing, HVAC, and Civil Operation & Maintenance Services, along with fixed base rates, shall be provided in the **Rate Chart Annexure-III**.

The Bidder shall quote a **Profit / Service Charge in percentage (%)** over the fixed base rates indicated in the relevant Annexure III. The quoted percentage shall be applicable whenever such tools and tackles are supplied or procured during the contract period, as per requirement and approval of the Engineer-in-Charge.

No separate or additional payment, escalation, or markup shall be admissible beyond the quoted Profit / Service Charge percentage.

d. Profit / Service Charge on Tools & Tackles

The Bidder shall quote a Profit (%) over the base rate provided for the Annual Thermography Audit in the BOQ. The quoted percentage shall remain firm throughout the Contract Period, including any extension thereof, and shall be applicable whenever the Annual Thermography Audit is carried out under the Contract.

3.5.4. Statutory Payments & Reimbursement

Statutory payments including Employer's contributions towards EPF, ESIC, EDLI, EPF Administrative Charges, Bonus, and any other statutory liabilities, as applicable under prevailing laws, shall be reimbursed on actual basis, subject to submission of valid challans, statutory returns, wage registers, and other documentary evidence as prescribed by the competent authorities and required by the Institute.

The above statutory liabilities shall be applicable only for eligible employees, strictly in accordance with the provisions of the applicable Government rules, labour laws, statutory notifications, and amendments issued from time to time.

Bonus shall be applicable and payable to eligible manpower strictly in accordance with the provisions of the Payment of Bonus Act, 1965 and other applicable Government norms. Reimbursement of Bonus shall be subject to approval of the Competent Authority of the Institute.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

The Service Charge quoted by the Bidder under Clause 3.5.3(a) and GST, wherever applicable, shall be regulated in accordance with the provisions of the Tender Document and applicable statutory requirements

Submission of proof of wage disbursement, statutory challans, wage registers, attendance records, and other prescribed documents shall be a pre-condition for processing of the respective Running Account (RA) Bill.

3.5.5. GST Applicability

GST shall be payable extra, as applicable under the prevailing statutory provisions, on the taxable value of services and supplies under the Contract.

For the purpose of billing and payment, GST shall be applicable on the value determined under the following heads:

- 1. Manpower Cost together with the applicable Service Charge quoted by the Bidder;**
- 2. Consumable & Maintenance Materials cost together with the applicable Profit / Service Charge quoted by the Bidder; and**
- 3. Tools, Tackles, Testing Instruments & Safety Equipment cost together with the applicable Profit / Service Charge quoted by the Bidder.**
- 4. Annual Thermography Audit + Profit.**

GST applicability on statutory reimbursements, if any, shall be governed by the provisions of the applicable GST laws, rules, notifications, and amendments issued by the Government from time to time.

The Service Charge / Profit percentages quoted under the respective heads shall remain firm and unchanged throughout the Contract Period, including any extension thereof, and shall form the basis for financial evaluation, billing, and payment under the Contract.

The Agency shall submit valid GST-compliant tax invoices and such other supporting documents as may be required by the Institute for processing of payments.

3.5.6. Revision of Wages, Salary and Additional Remuneration

The wages payable to Skilled, Semi-Skilled, and Unskilled manpower engaged under this contract shall be governed by the Central Minimum Wages, as notified by the Government of India from time to time. Any revision in the Central Minimum Wages during the contract period, including extensions thereof, shall be mandatorily applicable, and the same shall be given effect accordingly.

In respect of Professional Manpower deployed under this Contract, revision in salary or remuneration may be considered on a yearly basis for retention of manpower, performance recognition, market alignment, continuity of services, or any other requirement of the Institute. Such revision shall be carried out only upon the recommendation of the Engineer-in-Charge and prior approval of the Competent Authority of the Institute. No automatic escalation or revision in salary shall be admissible unless specifically approved in writing by the Institute. The applicable Service Charge quoted by the Agency for manpower services shall also be payable on such approved revised salary or remuneration.

Notwithstanding the above, where the Institute considers it necessary to engage or retain Skilled, Semi-Skilled, or Unskilled manpower possessing higher qualifications, specialized skills, relevant experience, additional responsibilities, or any other competency beyond the minimum requirements specified in the Contract, additional remuneration in the form of Special Allowance or any other suitable component, over and above the applicable Central Minimum Wages specified in the approved Manpower Deployment Annexure-I, may be considered on a yearly basis. Such additional remuneration shall be allowed only upon the recommendation of the Engineer-in-Charge and approval of the Competent Authority of the Institute. The applicable Service Charge quoted by the Agency for manpower services shall also be payable on such approved additional remuneration / Special Allowance.

3.6. Submission of Bid Proposal

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

- a) IIM Sambalpur has adopted the e-tendering process for this tender. Accordingly, bids shall be submitted online only through the designated e-procurement portal within the prescribed date and time. Hard copies of the Tender Document shall not be issued.

Submission of a hard copy of the Technical Bid documents, if any, is optional and may be sent by courier, speed post or by hand to the Institute for reference purposes only within the prescribed bid submission timeline. Such hard copy submission shall not substitute or supplement the mandatory online submission, and only the documents uploaded on the e-procurement portal shall be considered for bid evaluation.

If any clarification is required during the evaluation process, the Institute shall seek such clarification through the e-procurement portal only, and the Bidder shall respond within the stipulated time.

- b) The tender shall be submitted online under a **Two-Bid System**, comprising a **Technical Bid** and a **Financial Bid**.
- c) The **Technical Bid** shall contain all information, documents, certificates, and supporting evidence as prescribed in the Tender Document for establishing the Bidder's eligibility and technical qualification under the **Least Cost Selection (LCS)** Method. The Financial Bid shall contain the Bidder's quoted prices for providing the Operation & Maintenance Services, strictly in the prescribed format. Bidders shall upload all requisite documents specified in the Tender Document in support of their Technical and Financial Bids.

3.6.1. Documents Comprising the Bid

The bid shall be prepared in accordance with the **evaluation criteria specified in the Tender Document**. Bidders shall submit their bids **online** in the following two parts:

- a) **Technical Bid (Part–I)**
b) **Financial Bid (Part–II)**

3.7. Opening of Bids

IIM Sambalpur has adopted the e-tendering process, which provides the facility for online opening of bids through the e-procurement portal. The tender opening shall be carried out online by the authorized Tender Opening Officers of IIM Sambalpur.

Authorized representatives of the bidders may, if they so desire, attend the Online Tender Opening Event (TOE) from their respective offices. Alternatively, bidders may also attend the Online TOE at IIM Sambalpur, where the Tender Opening Officers will conduct the online tender opening.

During this stage, the Technical Bids found responsive shall be evaluated by the Institute to assess the Bidder's eligibility, credentials, experience, and Technical Score in accordance with the Eligibility Criteria and Technical Evaluation Criteria prescribed under the Least Cost Selection (LCS) Method in the Tender Document..

A responsive Technical Bid is one which:

- is received within the stipulated bid due date and time, including extensions, if any;
- is duly digitally signed and submitted in the prescribed manner through the e-procurement portal;
- is accompanied by a valid Power of Attorney, wherever applicable;
- contains all required information and documents in the prescribed formats;
- is valid for the bid validity period specified in the Tender Document;
- is accompanied by the Bid Processing Fee and Bid Security (EMD); and
- conforms to all terms, conditions, and requirements of the Tender Document without any material deviation or reservation.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

Any Technical Bid that is not substantially responsive shall be rejected by the Institute, and conditional bids shall not be accepted. The decision of the Institute in this regard shall be final and binding.

If a Technical Bid is found non-responsive, the Bidder shall not be permitted to subsequently make the bid responsive by correction, modification, or withdrawal of deviations or reservations.

The Institute reserves the right to seek clarifications or additional information/documents from any Bidder during the evaluation of Technical Bids. Such clarifications shall be submitted within the time specified by the Institute. Failure to submit the required clarification within the stipulated time may result in rejection of the bid. If the bid is not rejected, the Institute may evaluate the Technical Bid based on its understanding, and the Bidder shall have no right to challenge such interpretation.

Upon completion of the eligibility scrutiny, the Technical Evaluation shall be carried out in two stages under the Least Cost Selection (LCS) Method. Only those Bidders securing a minimum of Thirty-Five (35) Marks out of Sixty (60) Marks in Stage-I shall be invited to participate in Stage-II (Technical Presentation). Bidders securing an Overall Technical Score of Seventy (70) Marks or more out of One Hundred (100) Marks after completion of Stage-II shall be declared Technically Qualified Bidders. Only the Financial Bids of such Technically Qualified Bidders shall be opened.

Only the Financial Bids of the **Technically Qualified Bidders** shall be opened. The Institute shall separately notify such bidders regarding the date and time of opening of the Financial Bids.

3.8. Opening & Evaluation of Financial Proposals

- a) The Financial Bids of only those Bidders who satisfy the Eligibility Criteria, secure a minimum of **Thirty-Five (35) Marks out of Sixty (60) Marks in Stage-I**, successfully participate in **Stage-II (Technical Presentation)**, and obtain an **Overall Technical Score of Seventy (70) Marks or more out of One Hundred (100) Marks** under the Technical Evaluation Criteria prescribed in the Tender Document shall be opened online by the Evaluation Committee on the date and time notified by the Institute. Authorized representatives of such Bidders, if they so desire, may attend the Online Tender Opening Event.
- b) The Financial Bids shall be evaluated by the Evaluation Committee strictly in accordance with the Price Bid / BOQ format and the provisions of the Tender Document.
- c) In case of any discrepancy between the amounts quoted in figures and words, the amount quoted in words shall prevail and shall be taken as correct for the purpose of evaluation. The Institute reserves the right to correct any arithmetic errors, if noticed.
- d) The Contract shall be awarded to the bidder quoting the Lowest Evaluated Financial Bid (L1) among the Technically Qualified Bidders, subject to fulfilment of all Tender conditions and approval of the Competent Authority of the Institute. The decision of the Institute in this regard shall be final and binding.

3.9. Tie-Breaker Criteria (Final)

In the event of a tie between two or more bidders on the basis of the lowest evaluated Financial Bid (L1), the following tie-breaker criteria shall be applied in the order given below:

- a. **In case two or more bidders quote the same lowest evaluated price (L1), the bidder having higher average annual financial turnover during the last three (03) financial years shall be ranked higher.**
- b. **If the tie still persists, the bidder having higher value of similar O&M service experience during the eligibility period shall be ranked higher.**
- c. **If the tie still continues, the decision of the Competent Authority of the Institute shall be final and binding.**

3.10. Award of Contract

- a) After completion of the evaluation process, a Letter of Award (LOA) shall be issued by the Institute to the Successful Bidder. The Successful Bidder shall, within 07 (seven) days from the date of receipt of the LOA, sign and return a copy of the LOA as a token of acceptance. Failure to do so within the stipulated time may result in cancellation of the LOA and forfeiture of the Bid Security

/ EMD, unless an extension is granted by the Institute. The LOA shall form an integral part of the Contract Agreement.

- b) Within 10 (ten) days from the date of issue of the LOA, or within such extended period as may be permitted by the Institute, the Successful Bidder shall submit the Performance Security in the prescribed form and execute the Contract Agreement with the Institute.
- c) The Successful Bidder shall also execute and submit the Integrity Pact, wherever applicable, as a condition precedent to commencement of the contract.

3.11. Performance Guarantee

- I. The **Successful Bidder / Contractor** shall furnish a **Performance Security** in the form of an **irrevocable and unconditional Bank Guarantee** equivalent to **5% (Five Percent) of the total contract value**, as a guarantee for the due and faithful performance of the Operation & Maintenance Services under the contract.
- ii. The Performance Security shall be submitted **within 10 (ten) days** from the date of issue of the **Letter of Award (LOA)** and prior to execution of the Contract Agreement.
- iii. The Performance Security shall remain valid for the entire contract period, including any extension thereof, if any, and shall be kept valid so as to cover an additional period of 60 (sixty) days beyond the completion of the contract.
- iv. In case the contract period is extended, the Contractor shall correspondingly **extend the validity of the Performance Security** so as to cover the extended contract period plus the additional period as stipulated above.
- v. If the Contractor fails to perform the services in accordance with the terms and conditions of the Tender Document and the Contract Agreement, the Performance Security shall be liable to be **forfeited partially or fully**, depending upon the nature and extent of the default.
- vi. The decision of the **Competent Authority of the Institute** regarding forfeiture of the Performance Security and the quantum thereof shall be **final and binding**, and the Institute shall also be entitled to recover such amounts from any payments due or payable to the Contractor.
- vii. The Performance Security shall be released after successful completion of the Contract Period, including extensions, if any, and fulfilment of all contractual obligations, subject to certification by the Engineer-in-Charge and approval of the Competent Authority.
- viii. Failure of the Contractor to submit or maintain a valid Performance Security as required shall constitute **sufficient ground for termination of the contract**, without prejudice to any other rights available to the Institute under the contract or law.

3.12. Contract Period and Extension:

- a) The Contract shall initially remain valid for a period of Twelve (12) Months from the date of commencement of services, unless terminated earlier in accordance with the provisions of the Contract.
- b) Based on the satisfactory performance of the Agency, operational requirements of the Institute, and approval of the Competent Authority of IIM Sambalpur, the Contract may be extended for a further period of up to Two (02) Years, either in part or in full, on the same terms, conditions, scope of Service / work, and quoted Service Charge / Profit percentages accepted under the Contract.
- c) Further extension beyond the aforesaid period may also be considered by the Institute, subject to satisfactory performance of the Agency, mutual consent of both parties, continued requirement of the services, availability of administrative approval, and approval of the Competent Authority of the Institute.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

- d) The decision of the Institute regarding extension, non-extension, continuation, or discontinuation of the Contract shall be final and binding on the Agency, and no claim whatsoever shall lie against the Institute on this account.
- e) The Agency shall not claim extension of the Contract as a matter of right solely on the basis of satisfactory performance or completion of the initial Contract period.

4. Work Summary & Overview of Operation & Maintenance Services

Sl. No	Description	Details
1.	Name of the Project	Operation & Maintenance Services for IIM Sambalpur Permanent Campus
2.	Location	Basantpur, near Goshala, Sambalpur, Odisha-768025.
3.	Area	200 Acres approx..
4.	Proposed Built-up area for Construction	Academic Zone Buildings – approx. 06 Nos. Residential Zone Buildings – approx. 09 Nos. Hostel Buildings – approx. 15 Nos. Other Activity Buildings – approx. 05 Nos. Service Buildings / Utility Blocks – approx. 02 Nos. External Areas including roads, pathways, parking areas, open spaces, landscape, utilities, and services
5.	Estimated Project Cost	₹3,63,65,113.62 (Inclusive of applicable GST). The estimated project cost is indicative and is based on the estimated quantities provided in the BOQ. The final Contract Value shall vary depending upon the actual utilization of manpower, consumables, tools & tackles and Annual Thermography Audit during the Contract Period, together with the accepted Service Charge (%) for Manpower Services and Profit (%) quoted for Consumable Items, Tools & Tackles and Annual Thermography Audit by the successful Bidder in the BOQ.
6.	Scope of work	Operation & Preventive Maintenance of Civil, Electrical, Mechanical, HVAC, Fire Fighting & Fire Alarm Systems, DG Sets, Substation, STP & WTP, Solar Systems, BMS, CCTV, Lifts, Housekeeping Services, Landscape & Horticulture Maintenance, Solid Waste Management, and other allied campus services
7.	Manpower Deployment	As per Scope of Work and minimum manpower requirements specified in the Tender Document
8.	Duration of Project	Initial contract period of 12 Months, further extendable up to 2 (Two) Years subject to satisfactory performance and requirement of the Institute
9.	Status of the Project	I. Phase-I Campus is fully operational II. Phase-II development works are in progress

5. DEFINITIONS

Unless the context otherwise requires, the following terms shall have the meanings assigned to them hereunder:

- 5.1. “IIM Sambalpur” / “Institute” / “Owner” / “Client”
Means the Indian Institute of Management Sambalpur (IIM Sambalpur), including its Board of Governors, Director, officers, employees, and any other officials or agencies authorized by the Institute for the purpose of this contract.
- 5.2. “Contractor” / “Successful Bidder”
Means the Bidder selected through this tender process and awarded the contract for providing Operation & Maintenance (O&M) Services at the IIM Sambalpur Permanent Campus, in accordance with the terms and conditions of the Tender Document and Contract Agreement.
- 5.3. “Tender Document”
Means this document including all sections, schedules, annexures, forms, addenda, corrigenda, amendments, and clarifications issued by the Institute for inviting bids for O&M Services.
- 5.4. “Scope of Work”
Means the activities, services, responsibilities, and obligations to be performed by the Contractor for Operation, Preventive Maintenance, Housekeeping, Landscape & Horticulture, and other allied services, as defined in the Tender Document and Contract Agreement.
- 5.5. “Bid”
Means the proposal submitted by a Bidder in response to this Tender, comprising the Technical Bid and the Financial Bid.
- 5.6. “Bidder”
Means any individual / firm / company / organization submitting a Bid in response to this Tender.
- 5.7. “Technical Bid”
Means the part of the Bid containing documents and information required for evaluation of the Bidder’s technical capability, experience, manpower, and statutory compliance.
- 5.8. “Financial Bid”
Means the part of the Bid containing the price / percentage quotes submitted by the Bidder in the prescribed BOQ format for providing the O&M Services.
- 5.9. “Contract Price” / “Contract Value”
Means the total amount payable to the Contractor for execution of the O&M Services, based on actual utilization and the percentage rates quoted for manpower service charges, consumables profit, and tools & tackles, including applicable taxes, as per the Contract Agreement.
- 5.10. “Contract Period”
Means the initial period of 12 (Twelve) months from the date of commencement of services, extendable further up to 2 (Two) years, subject to satisfactory performance and requirement of the Institute.
- 5.11. “Performance Security”
Means the Bank Guarantee furnished by the Contractor in accordance with the Tender Document, to ensure due and faithful performance of contractual obligations.
- 5.12. “Statutory Dues”
Means all statutory obligations including EPF, ESIC, GST, Labour Cess (if applicable), minimum wages, and any other dues payable under applicable Central / State laws.
- 5.13. “Day”
Means a calendar day.
- 5.14. “Site” / “Campus”
Means the Permanent Campus of IIM Sambalpur at Basantpur, Sambalpur, Odisha, including all buildings, utilities, services, and external areas under the O&M scope.
- 5.15. “Least Cost Selection (LCS) Method”
Least Cost Selection (LCS) Method: A selection methodology wherein bidders meeting the minimum eligibility criteria are evaluated based on the Technical Evaluation Criteria prescribed in the Tender Document. Only bidders securing the minimum qualifying Technical Score shall be considered technically qualified, and the Contract shall be awarded to the bidder quoting the Lowest Evaluated Financial Bid (L1) among the technically qualified bidders.

6. MINIMUM ELIGIBILITY CRITERIA

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

To be eligible for consideration for award of the Operation & Maintenance (O&M) Services Contract, the Bidder shall meet the following minimum eligibility criteria. Bids not meeting these criteria shall be treated as non-responsive.

6.1. Legal Status of Bidder

The Bidder shall be a firm / company / organization registered under applicable laws of India and shall be engaged in providing Operation & Maintenance / Integrated O&M Services / Facility management services.

6.2. Technical Eligibility Criteria

6.2.1. Experience in O&M Services

The Bidder shall have experience in providing Operation & Maintenance Services of similar nature during the last 07 (seven) years, ending on the last day of the month preceding the month in which the bids are invited. **(Form-02: Bidder's Profile)**

6.2.2. Similar Work Experience

The Bidder must have satisfactorily completed similar O&M services under a single agreement, as a prime contractor, during the last 07 (seven) years, meeting any one of the following criteria: **(Form-03 along with relevant Work Orders / LOA / Completion Certificates)**

- i. Three similar completed O&M services, each costing not less than 40% of the estimated contract value
OR
- ii. Two similar completed O&M services, each costing not less than 60% of the estimated contract value
OR
- iii. One similar completed O&M services costing not less than 80% of the estimated contract value

Note: For the purpose of eligibility evaluation, the cost of completed services shall be updated at the rate of 7% per annum to bring them to the current price level, calculated from the date of completion up to the last day of the month preceding the bid invitation month.

Definition of Similar O&M Services:

For the purpose of this Tender, "Similar O&M Services" shall mean Operation & Maintenance services successfully executed for **Institutional** campuses, particularly of **Central Government** Institutions of National Repute, such as, **IIMs, IITs, IISc, IISERs, NISERs, NITs, AIIMS, NLUs, and similar Government Institutions.**

Similar O&M Services shall include **of the following services**, and the bidder must have performed 50% of the following services in a fully operational campus:

1. Civil & Building Maintenance
2. HT/LT Electrical Systems and its allied services
3. Plumbing work
4. Water Treatment Plant (WTP) / Water Supply Systems
5. DG Sets
6. UPS Systems
7. HVAC Systems
8. Fire Fighting Systems
9. Fire Alarm & Detection Systems
10. Sewage Treatment Plant (STP)
11. Lifts / Elevators
12. Building Management System (BMS)
13. CCTV / Surveillance Systems
14. Solar Power / Solar Hot Water Systems

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

15. Landscape / Horticulture

16. External Area Maintenance (including roads, drains, utilities, open spaces, façade cleaning, Housekeeping etc.)

6.2.3. Performance Certificate: The Bidder shall submit at **least one (01) Performance Certificate** in respect of a Similar Operation & Maintenance (O&M) Services Contract, issued in the format prescribed in **Form-04**, duly signed and sealed by the Competent Authority of the Client/Employer.

6.2.4. Single Entity Responsibility

The Institute intends to appoint a single entity for providing the O&M Services. The service / work shall be awarded to and executed by the Successful Bidder only, and sub-letting or execution through subsidiary / associate companies shall not be permitted, except as specifically allowed under the Tender Document. Bids submitted by Joint Venture (JV) / Consortium / Association of Firms shall not be permitted.

6.2.5. Statutory Compliance

The Bidder shall possess valid registrations under **GST, EPF, ESIC, and other applicable Labour Laws** as on the date of bid submission. The Bidder shall comply with all statutory requirements relevant to Operation & Maintenance / Facility Management services.

6.2.6. Non-Blacklisting

The Bidder shall not have been blacklisted, debarred, or declared ineligible by any Central Government / State Government Department, Public Sector Undertaking (PSU), or Government Autonomous Institution during the last five (05) years as on the date of bid submission. A self-declaration to this effect shall be submitted by the Bidder.

6.3. Financial Criteria

6.3.1. Financial Turnover

The Bidder shall have an average annual financial turnover of **not less than ₹ 10 Crore (Rupees Ten Crore only)** during the last three (03) consecutive financial years, ending on 31.03.2026.

The Bidder shall submit audited Balance Sheets and Profit & Loss Accounts for the said financial years, certified by a Chartered Accountant. The turnover shall be in the name of the Bidder. As per **(Form-5)**

Net Worth: The Bidder shall have a positive net worth as on 31.03.2026, as per the audited financial statements.

7. EVALUATION CRITERIA

The Tender shall be evaluated through a Two-Bid System under the **Least Cost Selection (LCS) method**, comprising:

- **Part-I: Technical Bid**
- **Part-II: Financial Bid**

- a. Only those bidders who fulfil the minimum eligibility criteria specified in Clause-6 and sub-clauses thereof, and whose Technical Bids are found responsive in accordance with the Tender Document, shall be considered for **Technical Evaluation under the LCS method**.
- b. The Technical Evaluation under the **LCS method** shall be carried out based on the evaluation criteria and marking system specified in the Tender Document. The Technical Evaluation shall be assessed for a total of **100 marks**.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

- c. Bidders who satisfy the minimum eligibility Criteria specified in Clause-6 shall be considered for Technical Evaluation under the Least Cost Selection (LCS) Method. The Technical Evaluation shall be carried out in two stages. **Stage-I** shall comprise evaluation of the Technical Bid based on the prescribed Technical Evaluation Criteria carrying **Sixty (60) Marks**. Only those Bidders securing a minimum of **Thirty-Five (35) Marks out of Sixty (60) Marks** in Stage-I shall be shortlisted and invited to participate in **Stage-II**, i.e., **Technical Presentation**, carrying **Thirty-Five (35) Marks** before the Evaluation Committee. Only those Bidders securing an **Overall Technical Score of Seventy (70) Marks or more out of One Hundred (100) Marks**, after combining the marks obtained in Stage-I and Stage-II, shall be declared **Technically Qualified Bidders**. The Institute shall notify such bidders regarding the date and time of opening of the Financial Bids.
- d. The Financial Bids of only the Technically Qualified Bidders shall be opened on a later date. The Contract shall be awarded to the Bidder quoting the Lowest Evaluated Financial Bid (L1) and found otherwise eligible and compliant with the provisions of the Tender Document.
- e. In case the lowest bidder withdraws or fails to comply with the Tender conditions, the Institute reserves the right to consider the next lowest bidder or take any other action as deemed appropriate by the Competent Authority of the Institute.
- f. The Institute reserves the right to seek clarification or supporting documents limited to verification of eligibility, Technical Evaluation, and responsiveness of the bid. No change in price or substance of the bid shall be permitted.

7.1. Technical Evaluation Criteria under LCS Method

The Technical Evaluation under the Least Cost Selection (LCS) Method shall be carried out in **two stages** based on the criteria and marking system detailed below. **Stage-I** shall comprise evaluation of the Technical Bid carrying **Sixty (60) Marks**, while **Stage-II** shall comprise the **Technical Presentation** carrying **Thirty-Five (35) Marks**. Only those Bidders securing a minimum of **Thirty-Five (35) Marks out of Sixty (60) Marks** in Stage-I shall be invited to participate in Stage-II. The marks obtained in Stage-I and Stage-II shall be aggregated to determine the **Overall Technical Score** out of **One Hundred (100) Marks**. Only those Bidders securing an Overall Technical Score of **Seventy (70) Marks or more** shall be considered **Technically Qualified** for opening of the Financial Bids.

Sl. No.	Evaluation Parameter / Description / Eligibility Range	Individual Marks	Max marks	Remarks
STAGE-I				
1	Similar O&M Experience (Annual Gross Value): The bidder shall have experience of successfully executing at least one (01) Similar O&M service (as defined in the Tender) having an annual gross value of not less than ₹2.90 Crore. For the purpose of evaluation under this criterion, only one eligible Similar O&M Work having the highest annual gross value shall be considered. The bidder shall clearly indicate the relevant reference, page number(s), and supporting document(s) in the Technical Bid for ease of evaluation.			Work Completion Certificate (Form -3)
1.1	Work Order Value ₹2.90 Crore to ₹3.99 Crore	10	20	
1.2	Work Order Value ₹4.00 Crore to ₹5.99 Crore	15		
1.3	Work Order Value ₹6.00 Crore and Above	20		
2	Annual Turnover (Last 3 Financial Years) (Min - Rs. 10 Crore)			Annual Turnover / Profit & Loss statement duly certified by any recognised CA Firm. (Form -5)
2.1	• ₹10.00 to 24.99 Crore	05	15	
2.2	• ₹25.00 Crore to 99.99 Crore	10		
2.4	• ₹100.00 Crore & above	15		
3	Manpower Strength on Roll: (Permanent Employees registered under EPF/ESIC)			Supporting Documents (Form-6)
3.1	• 50–74 nos.	04	10	
3.2	• 75–149 nos.	06		
3.3	• Above 150 nos.	10		

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

4	Performance & Completion Certificates in last 07 years (Similar Work Experience) issued by the client/competent authority.			Supporting Documents to be uploaded as per attached format. (Form -4)
4.1	Min. 02 Satisfactory work completion Report	03	05	
4.2	More than 02 Satisfactory work completion Report	05		
5	Quality & Safety Certifications (Certifications for safety and quality)			Reference / Supporting Documents
5.1	ISO certifications such as ISO 9001	02	10	
5.2	ISO certifications such as ISO 45001	02		
5.3	ISO certifications such as ISO 14001	02		
5.4	ISO certifications such as ISO 41001	02		
5.5	ISO certifications such as ISO 50001	02		
STAGE-II				
6	Presentation (O&M)			Reference
6.1	Organization Profile, Experience & Technical Credentials of the Bidder	10	40	
6.2	Concept & Understanding of Operation & Maintenance Services	10		
6.3	O&M Strategy, Mechanism & Implementation for IIM Sambalpur	10		
6.4	Innovative Methodologies & Value-Added O&M Services	10		

7.2. Presentation by Bidders:

As part of the Technical Evaluation under the Least Cost Selection (LCS) Method, eligible bidders may be invited to make a presentation before the Evaluation Committee at IIM Sambalpur Campus.

The presentation shall broadly cover the bidder's profile, relevant O&M experience, understanding of the project, proposed O&M methodology, manpower deployment, safety practices, reporting mechanism, and other relevant aspects as specified in tender document.

The **date, time, venue, and other instructions for the Technical Presentation** shall be communicated separately to only those bidders who qualify in Stage-I. The presentation shall be **delivered physically by the bidder's authorized representatives** at IIM Sambalpur Permanent Campus.

Marks shall be awarded as per the Technical Evaluation Criteria specified in the Tender Document. Failure to attend the presentation without prior approval of the Institute may result in award of Zero (0) marks under the Presentation Criteria.

7.3. General note for LCS:

- The decision of the Institute regarding interpretation, evaluation, award of marks and determination of technical score shall be final and binding.
- The Institute reserves the right to verify any claim, credential, experience certificate, work order, completion certificate, turnover certificate, manpower details, or any other document submitted by the bidder. Any claim found to be false, misleading, or unsupported shall not be considered for evaluation and may lead to rejection of the bid.
- No marks shall be awarded on a proportionate basis unless specifically provided in the evaluation matrix. Marks shall be awarded strictly as per the criteria and slabs defined in the Tender Document

8. Manpower Deployment, Consumables, Tools & Tackles – Control, Supply and Administration:

8.1. Manpower Deployment & Control (Annexure – I)

- The Agency shall deploy manpower strictly in accordance with the approved Manpower Deployment Annexure, Scope of Work, and directions issued by the Engineer-in-Charge from time to time.
- The manpower indicated in the approved Manpower Deployment Annexure-I shall be treated as the minimum deployment requirement. The Agency shall ensure uninterrupted deployment of the required manpower throughout the contract period.
- In case of absence, leave, resignation, termination, or any other reason resulting in shortage of manpower, the Agency shall immediately arrange suitable replacement so as to ensure continuity of Operation & Maintenance services without any disruption.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

- d) The Institute reserves the right to increase, decrease, reallocate, or modify the deployment pattern of manpower based on operational requirements, occupancy levels, expansion of facilities, shift requirements, or any other administrative necessity. Payment shall be regulated in accordance with the provisions of the Contract.
- e) The Agency shall ensure that all deployed personnel possess the required qualifications, experience, technical competency, licenses, certifications, and statutory eligibility applicable to their respective duties.
- f) No deployed manpower shall be withdrawn, replaced, transferred, or substituted without prior intimation to and approval of the Engineer-in-Charge, except in emergency situations requiring immediate action.
- g) The Institute shall have the right to require replacement of any deployed personnel found unsuitable, incompetent, negligent, indisciplined, involved in misconduct, security violations, or otherwise not meeting the performance standards required under the Contract. The Agency shall arrange a suitable replacement within the time specified by the Engineer-in-Charge.
- h) The Agency shall maintain attendance records, duty rosters, deployment registers, leave records, wage payment records, and statutory compliance records for all deployed personnel and shall produce the same for verification whenever required by the Institute.
- i) The Agency shall ensure proper supervision, monitoring, coordination, and control of all deployed manpower and shall designate authorized supervisory personnel for effective execution of the services.
- j) Additional manpower required for emergency works, breakdown maintenance, inspections, VIP visits, special events, examinations, convocations, audits, or any other Institute requirement shall be arranged by the Agency as directed by the Engineer-in-Charge.
- k) Wage payment, Service Charge, statutory reimbursements, revision of wages, revision of salaries, special allowances, GST applicability, and other financial provisions relating to manpower shall be governed by Clause 3.5.3, Clause 3.5.5, Clause 3.5.6, and other relevant provisions of the Tender Document.

8.2. Consumable & Maintenance Materials (Annexure – II)

- a) For Operation & Maintenance works, the Institute shall specify an overall monetary ceiling for supply of Consumable & Maintenance Materials required for routine operation, preventive maintenance, breakdown maintenance, repairs, and other approved works.
- b) An indicative list of Consumable & Maintenance Materials along with individual base rates shall be attached with the Tender Document for reference purposes. The base rates shall be used for assessment of reasonableness and determination of payable amounts under the Contract.
- c) Supply of Consumable & Maintenance Materials shall be made strictly on actual requirement basis and only with prior approval of the Engineer-in-Charge / Institute's authorized representative.
- d) Quantities indicated in the relevant Annexure, if any, are indicative only and shall not be construed as guaranteed quantities.
- e) In case any Consumable or Maintenance Material required for Operation & Maintenance Services is not included in the approved Annexure / Unit Rate Schedule, the same may be procured with the prior approval of the Engineer-in-Charge. Procurement and payment of such items shall be governed by Clause 3.5.3(b), this Clause, and other relevant provisions of the Tender Document..
- f) Consumable & Maintenance Materials shall be supplied strictly as per the actual site requirement and directions of the Engineer-in-Charge. Wherever the required item is available in the approved Annexure / Unit Rate Schedule, payment shall be made as per the applicable approved unit rates. In case any required Consumable or Maintenance Material is not covered under the approved Annexure / Unit Rate Schedule, the same may be procured with the prior approval of the Engineer-in-Charge, and payment shall be made on the basis of actual GST tax invoices and other supporting documents, after applying the applicable Profit / Service Charge quoted by the Agency in the Financial Bid, subject to verification and approval by the Engineer-in-Charge and in accordance with the relevant provisions of the Tender Document.
- g) Actual quantities supplied and accepted shall be considered for payment, subject to the condition that the total payment under this head shall not exceed the overall monetary ceiling specified in the Contract, unless otherwise approved by the Competent Authority of the Institute.
- h) The Agency shall ensure that all Consumable & Maintenance Materials supplied under the Contract are new, genuine, of approved quality, and conform to the relevant specifications, standards, and manufacturer recommendations, wherever applicable.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

- i) Payment, applicability of Profit / Service Charge, GST, and other financial provisions under this head shall be governed by Clause 3.5.3, Clause 3.5.5, and other relevant provisions of the Tender Document.

8.3. Tools, Tackles & Safety Equipment – Supply, Ceiling & Payment (Annexure – III)

- a) For Operation & Maintenance works, the Institute shall specify an overall monetary ceiling for supply of tools, tackles, testing instruments, and safety equipment (discipline-wise, as applicable).
- b) An indicative list of tools and equipment along with individual base rates shall be attached with the Tender Document for reference purposes only. These base rates shall be used for assessment of reasonableness, and computation of payable amount.
- c) The Bidder shall quote a single uniform percentage (%) in the Financial Bid, which shall be applicable uniformly on the approved base rates of all individual items supplied under this head.
- d) Supply of tools and equipment shall be made strictly on actual requirement basis, with prior approval of the Engineer-in-Charge / Institute's authorized representative. Quantities indicated, if any, are indicative and non-binding.
- e) Quantities indicated in the relevant Annexure, if any, are indicative only and shall not be construed as guaranteed quantities.
- f) Payment, applicability of Profit / Service Charge, GST, and other financial provisions under this head shall be governed by Clause 3.5.3, Clause 3.5.5, and other relevant provisions of the Tender Document
- g) Actual quantities supplied and accepted shall be considered for payment, subject to the condition that the total payment under this head shall not exceed the overall monetary ceiling specified in the Contract, unless otherwise approved by the Competent Authority of the Institute
- h) The quoted Profit / Service Charge percentage (%) shall remain firm and unchanged for the entire contract period, including any extension thereof.
- i) The Agency shall be responsible for safe custody, proper use, maintenance, calibration (where applicable), and return (where applicable) of the Tools, Tackles, Testing Instruments, and Safety Equipment supplied under the Contract.
- j) Any loss, damage, theft, misuse, or deterioration attributable to negligence of the Agency or its personnel shall be recoverable from the Agency at the prevailing replacement cost, as determined by the Institute.
- k) The Engineer-in-Charge / Institute reserves the right to verify the necessity, quality, specifications, make, quantity, rates, and supporting documents of any item prior to approval and payment.

9. Terms of Payment

- a. Payments to the O&M Agency shall be made on a **monthly basis** against certified Running Account (RA) bills, subject to satisfactory performance of services and submission of required documents.
- b. The Agency shall submit the following documents along with each monthly RA bill:
 - i. Documentary proof of **disbursement of wages** to deployed personnel, including copy of wage register.
 - ii. **Attendance records**, including hard copy attendance register and biometric attendance data, wherever applicable.
 - iii. Copies of **EPF, ESIC and other applicable statutory challans**, as applicable for the relevant billing period.
 - iv. A **self-declaration** stating that all applicable labour laws and statutory compliances have been complied with for the respective month.
 - v. **Monthly Progress Report**, including photographs of various O&M activities carried out during the billing period.
- c. The Agency shall submit a **valid GST Tax Invoice** in accordance with the applicable GST laws, along with proof of filing of relevant GST returns of the previous billing period, as prescribed.
- d. **Statutory deductions**, such as TDS and other deductions as applicable under prevailing Government rules, shall be made by the Institute from the payments due to the Agency.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

Employer's statutory contributions such as **EPF, ESIC, EDLI and applicable administrative charges**, wherever not included in the BOQ rates, shall be **reimbursed on actuals** upon submission of valid documentary proof, as per the provisions of the Tender Document.

- e. **Any change in applicable laws, Acts, or statutory provisions during the contract period shall be dealt with in accordance** with the prevailing statutory requirements and the provisions of the Contract.
- f. The Agency shall ensure timely payment of wages, statutory dues, and other obligations to its personnel **independently**, without linking the same to the release of payment by the Institute.
- g. **Income Tax, Labour Welfare Cess (if applicable), TDS on GST, and other statutory deductions** shall be made as per prevailing Government norms.
- h. Payment for waste handling and disposal shall be made as per the provisions of the BOQ, wherever such items are specified. In cases where disposal items are not covered under the BOQ, payment shall be made on actual cost basis, supported by valid GST tax invoices and documentary evidence of disposal at approved facilities, subject to verification and approval of the Engineer-in-Charge..
- i. All applicable statutory deductions, levies, cess, taxes, or contributions, as required under the prevailing laws and statutory provisions, shall be deducted from the bills of the Agency by the Institute, wherever applicable, and remitted to the concerned authorities in accordance with law.
- j. The Running Account (RA) Bills and Final Bill submitted by the Agency shall be complete in all respects and accompanied by all prescribed supporting documents, statutory challans, attendance records, reports, and other documents as required under the Contract. The bills shall be processed only after due verification and certification by the Engineer-in-Charge or the authorized representative of the Institute. Any delay in processing or release of payment arising due to incomplete documentation, discrepancies in the bills, non-submission of mandatory records, or non-compliance with the provisions of the Contract shall be attributable to the Agency, and no claim whatsoever shall be admissible against the Institute on this account.

10. Scope Of Work and General Terms & Conditions:

The Scope of Work under this Contract is broadly divided into the following sections:

10.1. General Details

10.2. General Scope of Operation & Maintenance (O&M) Services

10.3. Scope of Services to be Executed by Deployed Manpower

10.4. Agency's Contract Management, Administrative & Coordination Responsibilities

10.5. Agency's Establishment, Administrative Support & Indirect Cost Obligations

10.6. General Conditions, Safety, Security, Penalties & Miscellaneous Provisions

10.1. GENERAL DETAILS

- a) The details of the buildings in the Campus are as under: -

SI	Items/ Buildings	Quantity (In Nos.)
1.	Hostel Blocks & FPM	15
2.	Mess & Dining	01
3.	Student Activity Area	01
4.	Shopping Complex & Caffetaria	01

5.	Director Residence	01
6.	Faculty Residence(Type 4S (2), Type -5 , Type-6)	04
7.	Staff Residence(Type -2, Type 3 (2 nos), Type -4)	04
8.	Community Centre , Commercial Facilities for Staff	01
9.	Academic Block / Classroom Block	02
10.	Faculty Building	01
11.	Library Block	01
12.	Auditorium	01
13.	MDP Block	01
14.	Admin Block	01
15.	MDP Guest House	01
16.	Health Centre	01
17.	Meditation Centre	01
18.	ESS Block including all allied Service Blocks / Buildings	01
19.	Entrance Gate	01
20.	OAT	01
21.	Main Gate with all Control Rooms etc.	01
22.	HT Panel Room, Meter Room etc.	01
23.	Other Buildings, if any.	
24.	All External Development works like (Landscape, Gardening, Cleaning, Housekeeping etc.)	

b) Brief Details of Services covered in this contract:-

- Civil services i/c internal & external maintenance of buildings, Toilets, Sewer line, roads, pavements, and path drains works, boundary wall, etc. E & M Service's i/c Electrical Internal & External Installations., Street Lights, LPS, Roof Solar System (280 Kwp), HVAC system, 540TR X4 Nos. water cooled chillers, 24 HP VRF System with indoor units, 1.5 TR HI – wall Split Unit(60X11NOS+10) and other allied services etc.
- Fire Fighting Services and PA system etc.
- Water Supply i/c Pumps, Sewerage System/Network, WTP system, STP (240 KLD)
- UG tank Capacity (Raw water tank, Treated water tank, Fire tank and soft water tank) etc.
- DG Sets (750 KVA X 04 Nos). & Sub Station.
- Lifts. 45 Nos
- Horticulture,
- CCTV, BMS, Fire Alarm, Public Address System and other Low Voltage Services etc.
- Solar HOT Water System
- Special repairing works for civil, electrical work & MEP service's etc.

The agency (contractor) shall be solely responsible for the day-to-day , maintenance of electrical & sanitary installation, and pest control at regular interval. Thus, in general, Maintenance of Civil, Sanitary & Electrical fittings, Plumbing and CAMC works (if required) are covered in the scope of this Contract.

10.2. General Scope of O&M Services

- The Agency shall provide Operation & Maintenance (O&M) Services for the IIM Sambalpur Campus primarily through deployment of the approved manpower as specified in the Tender Document and shall ensure efficient operation, preventive maintenance, breakdown maintenance, inspection, testing, monitoring, supervision, coordination, and reporting for all systems, services, and installations covered under the Contract.
- The Agency shall deploy qualified, competent, and experienced manpower in accordance with the approved Manpower Deployment Schedule and ensure that all O&M activities are executed efficiently, safely, and in accordance with the Tender Document, relevant CPWD Specifications, CPWD

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

Maintenance Manual, applicable BIS Standards, manufacturers' recommendations, statutory provisions, and directions of the Engineer-in-Charge.

- c. The scope shall include Operation & Maintenance of all buildings, utilities, systems, equipment and associated infrastructure within the IIM Sambalpur Campus as detailed under Clause 10.1.
- d. The Agency shall ensure proper coordination among the deployed manpower of various trades, the Engineer-in-Charge, Institute officials, Original Equipment Manufacturers (OEMs), specialized agencies, utility service providers, and other agencies engaged by the Institute, wherever required, for smooth, safe, efficient, and uninterrupted Operation & Maintenance of the campus infrastructure.
- e. The Agency shall also be responsible for providing Operation & Maintenance services for any new buildings, facilities, utilities, systems, equipment, or installations commissioned, handed over, or brought into operation during the currency of the Contract, and for carrying out such additional O&M-related works as may be assigned by the Engineer-in-Charge within the scope and terms of the Contract.
- f. The scope of this Contract is primarily based on deployment, management, supervision, and coordination of the required manpower for execution of the Operation & Maintenance Services. The supply and payment of Consumables & Maintenance Materials, Tools & Tackles, Testing Instruments, Safety Equipment, and other resources shall be governed separately under the relevant provisions of the Tender Document.
- g. All Operation & Maintenance activities shall be carried out under the overall supervision and directions of the Engineer-in-Charge or any other officer/authorized representative nominated by IIM Sambalpur from time to time, whose instructions, in relation to the execution of the Contract, shall be binding on the Agency.
- h. The detailed responsibilities of the deployed manpower, Agency's management, administrative and coordination responsibilities, establishment obligations, indirect cost obligations, and other contractual requirements are specified in the subsequent clauses of this Scope of Work.
- i. **Tools, Tackles, Testing Instruments & Operational Resources**
 - 1. The Agency shall arrange, deploy, maintain, and make available all Tools, Tackles, Plants & Machinery, Testing Instruments, Measuring Devices, Safety Equipment, Scaffolding, MS Scaffolding, Jhulas, Hydraulic Platforms/Cradles, Ladders, Wire Drawing Equipment, Drilling Machines, Chase Cutting Machines, Insulation Testers, Earth Resistance Testers, Electrical and Mechanical Hand Tools, Horticulture & Landscape Maintenance Tools (including watering pipes, buckets, mugs, pruning tools, grass cutting equipment, and other allied implements), and all other equipment, accessories, and operational resources required for efficient execution of the Operation & Maintenance Services of Civil, Electrical, Plumbing, HVAC, Fire Fighting, DG Sets, STP, WTP, UGT, ESS Buildings, Solar Systems, External Services, Façade Maintenance, Vegetation Removal, and all other systems covered under the Contract, in accordance with the site requirements and directions of the Engineer-in-Charge.
 - 2. All such Tools, Tackles, Plants & Machinery, Testing Instruments, Safety Equipment, and other operational resources shall conform to the relevant BIS Standards, manufacturers' recommendations, or such specifications as approved by the Engineer-in-Charge and shall be maintained in safe, serviceable, calibrated (where applicable), and good working condition throughout the Contract Period. Where any such items are issued or made available by IIM Sambalpur, the Agency shall maintain proper issue, custody, utilization, maintenance, and return records, and shall be responsible for their safe custody and proper upkeep. All such items shall be returned to the Institute in good working condition, subject to normal wear and tear, immediately upon completion of the work or upon expiry/termination of the Contract, as directed by the Engineer-in-Charge.
 - 3. Payment for Tools, Tackles, Plants & Machinery, Testing Instruments, Safety Equipment, Scaffolding, Hydraulic Platforms, Horticulture Tools, and other operational resources shall be governed by the relevant provisions of the Tender Document. Wherever such items are covered under the BOQ, Unit Rate Schedule, or other approved payment provisions, reimbursement/payment shall be made accordingly. In cases where any required item is not covered under the BOQ or Unit Rate Schedule, the same shall be dealt with in accordance with the relevant provisions of the Contract, subject to prior approval of the Engineer-in-Charge.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

- j. The Agency shall take over the premises and assets on an “as-is-where-is” basis at commencement of the contract and shall hand over the same in proper working and functional condition to the Institute upon expiry or termination of the contract.
- k. Upon expiry or completion of the Contract, the Agency shall hand over all buildings, systems, installations, utilities, records, documents, tools, equipment (wherever applicable), and other assets covered under the Contract to IIM Sambalpur in proper working condition, fair wear and tear excepted, to the satisfaction of the Engineer-in-Charge. Prior to such handover, the Agency shall rectify all defects, deficiencies, pending complaints, and incomplete maintenance works identified during the joint inspection, without any additional financial implication to the Institute.
- l. The activities, responsibilities, and services specified under this Scope of Work are indicative and not exhaustive. The Agency shall perform all such Operation & Maintenance activities, services, and incidental works as are reasonably necessary for ensuring safe, efficient, uninterrupted, and satisfactory operation and maintenance of the buildings, utilities, systems, equipment, services, and associated infrastructure covered under the Contract, whether or not each individual activity is specifically mentioned herein, subject to the provisions of the Tender Document and the directions of the Engineer-in-Charge.

10.3. Scope of Services to be Executed by Deployed Manpower (Including Technical Supervision & Operational Coordination)

- a) The deployed manpower shall work in shifts of 08 (Eight) hours or as specified in the approved Manpower Deployment Schedule. However, in case of emergency, breakdown, exigencies of work, or operational requirements, the deployed manpower shall continue to perform the assigned duties beyond the normal shift hours, whenever directed by the Engineer-in-Charge or the authorized representative of IIM Sambalpur, without affecting the continuity of Operation & Maintenance Services.
- b) IIM Sambalpur shall issue Diesel / Petrol as per requirement. The O&M Agency shall be responsible for proper filling, monitoring of consumption, maintaining consumption records, and submitting periodic reports to the Institute to ensure uninterrupted functioning of campus facilities.
- c) The scope of maintenance shall include deployment of the required manpower in shifts as specified in the Tender / BOQ and as directed by the Institute from time to time.
- d) IIM Sambalpur shall provide an Online Complaint Management Portal/System. The deployed Professional Manpower of the Agency, including the Operation / Facility Manager, Engineers, Supervisors, Operators, Technicians, and other authorized personnel, shall be responsible for operating the Portal/System and for receiving, registering, monitoring, categorizing, assigning, tracking, attending, updating, and closing all complaints received through the Portal/System or through any other mode prescribed by the Institute, including telephone, e-mail, or instructions of the Engineer-in-Charge or the Institute's authorized representative. The deployed Professional Manpower shall assign complaints to the respective technicians/engineers of the concerned discipline, ensure timely inspection and rectification, update the status of each complaint, maintain all prescribed records, checklists, photographs (where applicable), and other supporting documents, and close the complaints only after satisfactory completion of the work in accordance with the prescribed procedures and directions of the Engineer-in-Charge..
- e) The Agency shall deploy one full-time Operation / Facility Manager at site during the general working hours as part of the approved Manpower Deployment Schedule. The Operation / Facility Manager shall supervise the day-to-day Operation & Maintenance activities, coordinate the deployed manpower of various trades, ensure proper execution of works, monitor complaint redressal, maintain operational continuity, and act as the single point of contact with the Engineer-in-Charge for all operational matters related to the Contract.
- f) The Operation / Facility Manager shall be duly authorized by the Agency to arrange and procure approved day-to-day consumable items, maintenance materials, non-consumable items, and other operational requirements necessary for uninterrupted Operation & Maintenance Services, with financial powers up to ₹50,000/- (Rupees Fifty Thousand only) per item or such other limit as approved by the Institute from time to time.
- g) The deployed Engineers, Supervisors, and other Professional Manpower shall, whenever required by the Engineer-in-Charge, perform duties beyond the normal working hours, including during emergencies, breakdowns, shutdowns, inspections, VIP visits, or other operational exigencies, without

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

affecting the continuity of Operation & Maintenance Services. No additional payment or financial claim shall be admissible on this account.

- h) All Engineers, Supervisors, Operators, Technicians, Foremen, and other deployed professional personnel shall remain readily accessible during duty hours through mobile phones, walkie-talkies, or other approved communication devices to facilitate prompt communication and coordination with the Engineer-in-Charge, Institute officials, and other deployed manpower. Walkie-talkies shall be used at critical locations such as STP, UGT, ESS Buildings, and other utility areas, wherever directed by the Engineer-in-Charge.
- i) The deployed Professional Manpower, including the Operation / Facility Manager and Supervisors, shall prepare, display, maintain, and update the duty chart indicating the name, designation, assigned duties, shift timings, and contact details of all deployed personnel at the Maintenance Office and other locations, as directed by the Engineer-in-Charge. A copy of the updated duty chart shall also be made available to the Institute whenever there is any change in deployment..
- j) The deployed Professional Manpower shall maintain, update, and produce all Complaint Registers, Attendance Registers, Log Books, Checklists, Inspection Records, Daily Reports, and other records prescribed under the Contract in the approved formats. All such records shall be kept complete, accurate, up-to-date, and readily available for inspection, verification, and review by the Engineer-in-Charge or the authorized representative of IIM Sambalpur.
- k) Upon completion of any Register, Log Book, Checklist, or other prescribed record, the deployed Professional Manpower shall submit the same to the Engineer-in-Charge or the authorized representative of IIM Sambalpur for verification and record purposes.
- l) Each worker shall maintain a complaint diary or digital record, as prescribed, and obtain feedback or confirmation of satisfactory rectification from the concerned user or departmental representative. Complaints not attended satisfactorily shall be treated as unattended and reported daily to the Engineer-in-Charge for necessary action.
- m) The deployed Professional Manpower shall maintain a Material at Site (MAS) Register/Account for all Consumables, Maintenance Materials, Spare Parts, and other items procured and utilized under the Contract, clearly indicating the date-wise receipt, issue, consumption, balance stock, and other relevant particulars in the prescribed format. Separate records shall also be maintained for unserviceable, dismantled, scrap, or surplus materials generated during Operation & Maintenance activities, as directed by the Engineer-in-Charge.
- n) Proper records shall be maintained for dismantled or replaced materials arising out of maintenance works. Such materials shall be disposed of or removed only after obtaining written approval of the Engineer-in-Charge and as per instructions of the Institute.
- o) The deployed manpower shall mark, using durable paint, the date of cleaning and the next due date of cleaning on all Terrace Tanks, Underground Sumps (UGTs), Overhead Tanks (OHTs), and other water storage tanks, wherever applicable, within 02 (Two) days of completion of the cleaning operation or as directed by the Engineer-in-Charge.
- p) Maintenance works shall be carried out in a logical and sequential manner. Wherever patch repairs are undertaken, the Agency shall ensure completion of associated finishing works such as whitewashing, colour washing, or painting at the same location to achieve proper restoration.
- q) All splashes, stains, or marks arising from plastering, whitewashing, painting, or similar activities shall be removed from doors, windows, floors, furniture, toilet and bathroom fittings, electrical fixtures, and other finished surfaces.
- r) All malba, debris, construction waste, and other waste generated during maintenance or dismantling works shall be handled safely and shall not be thrown from heights. Such waste shall be collected at designated locations and disposed of outside the campus at Government-approved disposal or recycling facilities, as applicable.
- s) The deployed manpower shall carry out routine Operation & Maintenance of all external development works and common areas covered under the Contract, including housekeeping of common areas, roads, pathways, parking areas, open spaces, drainage systems, horticulture and landscape maintenance, lawns, gardens, plantations, irrigation, cleaning of paved areas, removal of weeds and unwanted vegetation, collection and disposal of litter, upkeep of street furniture, and all other allied external maintenance

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

activities, in accordance with the approved maintenance schedules, relevant specifications, and the directions of the Engineer-in-Charge.

- t) The deployed manpower shall carry out all Operation & Maintenance activities in a manner that minimizes inconvenience to the occupants, users of the campus, adjoining properties, and the public. All waste, debris, and surplus materials generated during execution of the work shall be removed promptly, and the work area shall be kept clean and orderly to the satisfaction of the Engineer-in-Charge.
- u) Daily irrigation, lawn maintenance, horticulture activities, and other routine services shall be carried out without causing obstruction, inconvenience, or damage to the Institute's assets or to the activities of other agencies working within the campus.
- v) The contractor shall note that certain activities may be required to be carried out early in the morning, late in the evening, or during non-working hours, and some activities may be executed only before or after academic/office activities to avoid inconvenience to users of the Institute. The contractor shall plan and execute such works accordingly without any additional cost.

10.4. Agency's Contract Management, Administrative & Coordination Responsibilities

- a) The Agency shall install, operate, and maintain the required Biometric / Face Recognition Attendance System (minimum 02 Nos. or such higher number as directed by the Engineer-in-Charge) at locations approved by IIM Sambalpur, including the Maintenance Office and Main Entrance Gate or any other location specified by the Institute. All personnel deployed under the Contract shall mandatorily mark their attendance through the approved attendance system at the commencement and completion of each shift. The Agency shall submit the biometric attendance reports along with the prescribed supporting documents, including Daily/Weekly Checklists, Log Books, Complaint Reports, and before/after photographs (wherever applicable), along with the respective Running Account (RA) Bill. Processing of the RA Bill shall be subject to verification of the deployed manpower and the supporting records by the Engineer-in-Charge or the authorized representative of the Institute.
- b) The agency have to take photographs of executed work before and after the job and have to upload the same in the software/ app for monitoring.
- c) **Complaint Management, Coordination & Monitoring:** The Agency shall be responsible for overall monitoring, supervision, coordination, and management of the complaint redressal mechanism to ensure timely registration, assignment, attendance, rectification, escalation (where required), and closure of all complaints received through the Institute's approved Complaint Management Portal/System or any other mode prescribed by the Institute. The Agency shall coordinate with the deployed manpower, Engineer-in-Charge, Institute officials, Original Equipment Manufacturers (OEMs), specialized agencies, utility service providers, and other agencies engaged by the Institute, wherever required, to ensure timely resolution of complaints and uninterrupted Operation & Maintenance Services..
- d) **Compliance with Complaint Resolution Timelines:** The Agency shall ensure that at least 75% of the registered complaints are attended and rectified within 24 hours, the next 15% within 48 hours, and the remaining complaints within 72 hours, except where rectification requires specialized methods, equipment, materials, OEM support, or other circumstances beyond the reasonable control of the Agency, as accepted by the Engineer-in-Charge. Complaints of emergent nature, including water supply, electrical failures, sewerage, fire protection systems, lifts, and other essential services, shall be attended within a maximum period of 04 (Four) hours. Failure to comply with the prescribed timelines or unsatisfactory complaint redressal shall attract penalties in accordance with the relevant provisions of the Contract.
- e) **Complaint Review & Reporting:** The Agency shall periodically review the performance of the complaint redressal system and take all necessary corrective measures to improve service delivery. The Agency shall prepare and submit Daily, Weekly (where required), and Monthly Complaint Status Reports in the prescribed format to the Engineer-in-Charge or the authorized representative of IIM Sambalpur, indicating the complaints received, attended, pending, closed, response time, reasons for delay (if any), and other relevant details as required by the Institute.
- f) The Agency shall ensure proper deployment and availability of all manpower as per the approved Manpower Deployment Schedule throughout the Contract Period. The Agency shall verify and monitor the attendance, shift deployment, relievers, and replacement of the deployed personnel on a daily basis to ensure uninterrupted Operation & Maintenance Services. Any shortage, absenteeism, or non-deployment of manpower shall be promptly made good by the Agency through suitable replacement, failing which recovery and/or penalties shall be imposed in accordance with the provisions of the

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

Contract. The Institute or its authorized representative shall have the right to verify the physical attendance and deployment of the personnel at any time.

- g) Police verification of all personnel deployed by the Agency shall be mandatorily carried out at the Agency's cost, and copies of police verification reports shall be submitted to the Institute. Identity cards duly authorized by the Institute shall be issued to each deployed personnel. Personnel without valid police verification shall not be permitted to work at site.
- h) The Agency shall periodically collect feedback from users, occupants, or visitors, as directed by the Institute, and shall promptly initiate corrective actions based on feedback received to address any deficiencies.
- i) The Agency shall comply with the applicable provisions of the Digital Personal Data Protection Act, 2022, and shall ensure confidentiality and protection of all personal and institutional data. Any breach of data privacy shall be the sole responsibility of the Agency.
- j) The Agency shall nominate an Authorized Representative having adequate administrative and decision-making authority to coordinate with IIM Sambalpur on all contractual, commercial, statutory, procurement, billing, manpower deployment, and administrative matters under the Contract. The Authorized Representative shall ensure timely availability of manpower, materials, resources, statutory compliances, approvals, and all other support required for effective execution of the Contract and shall attend review meetings or discussions with the Institute as and when required.
- k) In case of delay in submission of Running Account (RA) or Final Bills by the Agency, the decision of the Engineer-in-Charge shall be final and binding. Any delay in release of payment arising due to delayed submission of bills or incomplete documentation shall not be attributable to the Institute. The Agency shall ensure timely payment of wages, salaries, and statutory dues to its personnel and shall not link the same to release of payment by the Institute.
- l) The Agency shall provide necessary assistance and coordination to the Institute's engineers in case of failure or disruption of any service being provided by other agencies, to the extent such failure affects the assets or services covered under this contract, so as to facilitate timely remedial action by the Institute with the concerned authority or agency.
- m) The Agency shall periodically review the records, registers, log books, reports, and other documentation maintained by the deployed manpower and ensure their completeness, accuracy, proper preservation, and timely submission to the Engineer-in-Charge, wherever required under the Contract.
- n) The Agency shall ensure proper preservation, maintenance, and timely submission of all Registers, Log Books, Checklists, and other records maintained under the Contract. All such records, upon submission to the Institute, shall become the property of IIM Sambalpur and shall not be removed, altered, or claimed by the Agency without prior written approval of the Engineer-in-Charge.
- o) All personnel deployed by the Agency shall be well-behaved, courteous, and disciplined. Any complaint regarding misbehavior or misconduct shall be dealt with seriously, and the Agency shall immediately remove such personnel from site and arrange a suitable replacement.
- p) The Agency shall be responsible for liaison, follow-up, and coordination for obtaining or renewal of statutory approvals such as Fire NOC, Lift Licences, and other mandatory clearances as per applicable Government norms. Statutory application fees, wherever applicable, shall be borne by the Institute; however, all procedural and liaison activities shall be carried out by the Agency to ensure timely issuance before expiry.
- q) The Agency shall, preferably within 30 (Thirty) days from the date of commencement of the Contract, prepare and submit a Standard Operating Procedure (SOP) and/or Operational Manual covering the Operation & Maintenance of the campus buildings, utilities, systems, equipment, and services under the Contract, aligned with the Institute's operational requirements. The SOP/Operational Manual shall include, inter alia, operation procedures, preventive maintenance schedules, emergency response procedures, safety practices, reporting formats, inspection checklists, escalation matrix, and other relevant operational guidelines. The Engineer-in-Charge may review the submitted SOP/Operational Manual and require suitable modifications, additions, or revisions, which shall be incorporated by the Agency within the stipulated time. The approved SOP/Operational Manual shall be followed by the deployed manpower during execution of the Contract.
- r) The Engineer-in-Charge shall have the right to direct the removal, replacement, or redeployment of any personnel deployed by the Agency on grounds of unsatisfactory performance, incompetence,

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

misconduct, indiscipline, security concerns, violation of statutory provisions, breach of site instructions, or any other valid reason considered detrimental to the interests of the Institute. The Agency shall promptly comply with such directions and deploy suitable replacement personnel of equivalent or higher qualification and experience, without any additional financial implication to IIM Sambalpur and without affecting the continuity of Operation & Maintenance Services.

- s) The Agency shall maintain and produce all wage registers, attendance registers, EPF/ESIC/EDLI records, statutory challans, wage disbursement records, and other labour law documents whenever required by the Engineer-in-Charge or the authorized representative of the Institute.
- t) The Agency shall deploy experienced and suitably qualified engineers, supervisors, and technicians of respective trades (civil, electrical, plumbing, HVAC, etc.) for execution of O&M works. Preference may be given to personnel having prior experience of working in institutional campuses such as IIM Sambalpur, subject to availability and suitability.
- u) Where deployment of additional manpower, over and above the approved Manpower Deployment Schedule or manpower not specifically provided under the BOQ, becomes necessary for execution of the Operation & Maintenance Services, the Agency shall deploy suitably qualified and experienced personnel of the relevant trade only with the prior approval of the Engineer-in-Charge. Such deployment shall be coordinated by the Agency to ensure continuity of services. Payment for the additional approved manpower shall be made in accordance with the applicable BOQ rates or other relevant provisions of the Contract. Any deployment made without prior approval of the Engineer-in-Charge shall be deemed to have been made at the Agency's own risk and cost, and no additional payment shall be admissible.
- v) All installations located in common areas of the buildings and handed over to the Agency shall be maintained by the Agency in safe, operational, and healthy condition at all times, including taking adequate precautions against theft, damage, or misuse.
- w) The Agency shall, within the stipulated period after issue of the Letter of Acceptance and before commencement of the services, submit the details of all key personnel proposed for deployment, including their qualifications, experience, and other relevant credentials, for review by the Institute. Deployment of such key personnel shall be made only after acceptance by the Engineer-in-Charge or the authorized representative of the Institute.
- x) The Agency shall not replace any approved key personnel without the prior approval of the Engineer-in-Charge, except in cases of emergency, resignation, medical reasons, or other unavoidable circumstances. In such cases, the Agency shall immediately deploy a suitable replacement having equivalent or better qualifications and experience and obtain post facto approval from the Institute. The Institute shall also have the right to require replacement of any deployed personnel found unsuitable due to poor performance, misconduct, indiscipline, security concerns, or any other valid reason, and the Agency shall comply with such directions without any additional financial implication to the Institute.
- y) Coordination with OEMs / Specialized Agencies: The Agency shall, through its deployed O&M manpower and management personnel, coordinate with the Original Equipment Manufacturers (OEMs), specialized service providers, statutory authorities, utility agencies, consultants, or any other organizations engaged by the Institute, whenever required, for timely investigation, diagnosis, rectification, testing, commissioning, restoration, or resolution of any major breakdown, critical failure, specialized maintenance activity, or technically complex issue. The Agency shall provide all necessary assistance, supervision, follow-up, and coordination to ensure timely completion of such activities to the satisfaction of the Engineer-in-Charge.
- z) Deployment of Agency's In-house Technical Experts: Whenever required by the Engineer-in-Charge or whenever considered necessary by the Agency for proper investigation, diagnosis, supervision, or resolution of any major breakdown, critical failure, or technically complex issue, the Agency shall depute its in-house professional technical experts, subject matter experts, or other competent technical personnel to the site for providing technical guidance and support. No additional Service Charges, Management Charges, Administrative Charges, or any other financial claim whatsoever shall be admissible to the Agency on account of deployment of such in-house technical experts.

10.5. Agency's Establishment, Administrative Support & Indirect Cost Obligations

- a) The Agency shall provide proper **uniforms, name badges/identity cards, safety shoes, Personal Protective Equipment (PPE), and all other necessary safety gear** to all deployed personnel within

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

15 (Fifteen) days from the commencement of the Contract or before deployment, whichever is earlier. All deployed personnel shall wear clean, complete, and presentable uniforms along with the prescribed PPE during duty hours at all times.

The cost of the above items shall be borne solely by the Agency and shall be deemed to be included in its quoted rates. No reimbursement or separate payment shall be admissible on this account. The rates provided for Consumable & Maintenance Materials, Tools & Tackles, Safety Equipment, and other reimbursable items are intended exclusively for the Institute's requirements, as and when required, and shall not be utilized or claimed for the Agency's personnel or employees.

- b) Space for an enquiry/control office shall be provided by the Institute free of cost. The Agency shall, at its own cost, furnish, equip, and maintain the office for effective coordination, record keeping, and complaint handling. This shall include, but not be limited to, computers, printers, registers, almirahs, tables, executive tables, meeting tables, chairs, office stationery, and other necessary office equipment and accessories, as required for smooth and efficient operation of O&M services.
- c) The Agency shall deploy one representative / Office Assistant during general shift hours for maintaining records, documentation, and registers, and for providing administrative support related to Operation & Maintenance (O&M) works, as required by the Institute. No separate payment shall be made for this deployment, and the cost shall be deemed to be included in the Agency's quoted service charges, with no additional financial claim whatsoever on this account.
- d) The Agency shall provide and maintain adequate mobile phones, walkie-talkies, or other suitable communication devices required for effective communication and coordination of the deployed manpower during execution of the Contract. The cost of providing, operating, maintaining, recharging, repairing, and replacing such communication devices shall be deemed to be included in the Agency's quoted Service Charges, and no separate payment shall be admissible on this account.
- e) The Agency shall ensure round-the-clock communication availability through mobile phone, wireless, or landline at a designated location as approved by the Engineer-in-Charge. No additional payment shall be made for this arrangement, and the same shall be deemed included in the quoted rates.
- f) The Agency shall arrange, at its own cost, all Registers, Log Books, Checklists, Office Stationery, Files, Printing Materials, and other office consumables required for maintenance of records and execution of the Operation & Maintenance Services. No separate payment or financial claim shall be admissible on this account.
- g) Drinking water for personnel deployed by the Agency shall be arranged by the Agency at its own cost, and no extra payment shall be admissible on this account.
- h) Basic toilet and urinal consumables & cleanliness for deployed personnel shall be arranged and maintained by the Agency at its own cost, in compliance with applicable labour and hygiene regulations.
- i) The Agency shall, at its own cost, arrange, provide, maintain, replace (whenever required), and ensure availability of all Personal Protective Equipment (PPE), safety appliances, safety signage, barricading, caution tapes, first-aid boxes, emergency safety equipment, fire extinguishers (where specifically required for execution of the work), and all other safety resources necessary for safe execution of the Operation & Maintenance Services. No separate payment or financial claim shall be admissible on this account unless otherwise specifically provided under the Tender / BOQ or approved separately by the Engineer-in-Charge..
- j) The Agency shall, at its own cost, prepare, issue, and maintain valid Photo Identity Cards for all personnel deployed under the Contract. Such Identity Cards shall bear the photograph, name, designation, employee code (if any), name of the Agency, and validity period, and shall be duly authorized by the Agency and countersigned/validated by the Engineer-in-Charge or the authorized representative of IIM Sambalpur before deployment at site. All deployed personnel shall prominently display their Identity Cards during duty hours, and the Agency shall immediately replace any lost, damaged, or expired Identity Card without any additional cost to the Institute.

10.6. General Conditions, Safety, Security, Penalties & Miscellaneous Provisions

- a) The Agency shall exercise due care and take all necessary precautions to protect and preserve the buildings, structures, roads, pathways, landscapes, utilities, furniture, fixtures, fittings, equipment, installations, systems, and all other assets of IIM Sambalpur during execution of the Operation & Maintenance Services. The Agency shall be fully responsible for any loss of or damage to such assets arising out of the negligence, improper handling, omission, or default of the Agency or its deployed

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

personnel. The Agency shall promptly repair, replace, or make good such loss or damage at its own cost to the satisfaction of the Engineer-in-Charge. In the event of failure to do so, the Institute shall be at liberty to get the same rectified at the risk and cost of the Agency, and the expenditure so incurred shall be recoverable from any amount due or becoming due to the Agency under the Contract. The decision of the Engineer-in-Charge shall be final and binding.

- b) Any deployment of manpower in excess of the approved Manpower Deployment Schedule or the quantities specified in the Tender / BOQ, without the prior written approval of the Engineer-in-Charge, shall be at the Agency's own risk and cost, and no additional payment or claim whatsoever shall be admissible on this account.
- c) Failure to provide or ensure the use of prescribed uniforms, identity cards, safety shoes, or Personal Protective Equipment (PPE) by the deployed personnel shall attract a penalty of **₹100/- (Rupees One Hundred only) per person per day**, which shall be recoverable from the Agency's Running Account (RA) Bill(s), in addition to any other penalties or actions as provided under the Contract.
- d) In case of failure by the Agency to comply with any contractual obligations, service standards, or instructions of the Institute, penalties as specified in the Tender / Contract shall be imposed. The decision of the Institute in this regard shall be final and binding.
- e) All tools, plants, and machinery deployed by the Agency for maintenance works shall be removed from the campus only after obtaining proper gate pass or clearance from the Institute's authorized representative.
- f) The Agency shall be solely responsible for ensuring compliance with all applicable safety requirements and for the safety, security, health, and welfare of its deployed personnel during execution of the Contract. IIM Sambalpur shall not be responsible or liable for any accident, injury, disability, illness, loss of life, or any claim arising out of the employment or deployment of the Agency's personnel under the Contract.
- g) In case of non-compliance or partial compliance with contractual obligations, the Engineer-in-Charge reserves the right to levy penalties proportionate to the nature and duration of non-conformity. The cumulative penalty during the contract period shall not exceed **10% of the contract value**, without prejudice to other remedies available to the Institute.
- h) The Agency shall be responsible for the watch and ward, safety, security, and proper custody of all buildings, utilities, installations, equipment, inventories, tools, materials, and other assets handed over or entrusted to it under the Contract during the Contract Period. The Agency shall take all reasonable measures to prevent theft, pilferage, vandalism, misuse, unauthorized access, or damage to such assets and shall promptly report any untoward incident to the Engineer-in-Charge. Any loss or damage attributable to the negligence, omission, or default of the Agency or its deployed personnel shall be recoverable from the Agency in accordance with the provisions of the Contract.
- i) No temporary huts, sheds, or structures shall be constructed by the Agency at the site. Any such unauthorized structures, if found, shall be removed immediately at the Agency's risk and cost without notice.
- j) Where no specific recovery or financial penalty is prescribed elsewhere in the Tender / Contract for any default, breach, deficiency, or non-compliance, the Engineer-in-Charge may impose an appropriate financial penalty, commensurate with the nature and severity of the default, subject to a maximum of ₹1,000/- (Rupees One Thousand only) for each instance of default. The decision of the Engineer-in-Charge, duly approved by the Competent Authority wherever required, shall be final and binding on the Agency.
- k) No employee / manpower deployed for the said work shall consume alcohol, cigarettes, beedies, cigars, gutka, chewing tobacco, or indulge in any activity that may spoil housekeeping standards or damage or deface the buildings or campus property. In case of violation, a suitable financial penalty shall be recovered from the Agency and the defaulting person shall be removed from site. The Agency shall also restore the affected area to its original condition at its own cost. Nothing shall be paid in this regard.
- l) The Agency shall ensure that noise levels are kept to the minimum practicable during execution of the work. Storage of inflammable materials, including petroleum products (POL), within the campus shall not be permitted except with the prior written approval of the Engineer-in-Charge and in compliance with the applicable statutory and safety requirements.

11. Thermography Audit detailed scope:

Detailed Scope of Work for Annual Infrared Thermography Audit of Critical Electrical Installations at IIM Sambalpur Campus including inspection, thermal imaging, analysis, submission of detailed Thermography Report, recommendations and Action Taken Report (ATR), complete as per the Scope of Work.

11.1. Scope

The Contractor shall engage a competent and experienced agency to carry out **Infrared Thermography Audit** of the critical electrical installations at IIM Sambalpur Campus using a calibrated Infrared Thermal Imaging Camera. The audit shall be carried out as per the quantity specified in the BOQ and at such intervals as directed by the Engineer-in-Charge.

The objective of the audit shall be to identify abnormal temperature rise, loose electrical connections, overloaded circuits, defective joints, deteriorated components and other thermal abnormalities which may not be detected during routine inspections or preventive maintenance. The audit shall supplement the routine Operation & Maintenance activities carried out by the deployed O&M manpower and the periodic preventive maintenance undertaken by the respective Original Equipment Manufacturers (OEMs).

11.2. Coverage

The Thermography Audit shall cover all critical electrical installations of the Institute including, but not limited to, the 33 kV HT Switchgear and HT Panels, Power Transformers, HT/LT Cable Terminations, Main LT Panels, PCC Panels, MCC Panels, APFC Panels, DG Synchronization and Control Panels, UPS Panels, Solar Power System ACDB, DCDB and Inverter Panels, Main Distribution Boards (MDBs), Busbars, Bus Ducts, Major Cable Terminations, Major Electrical Feeders, Lift Panels, Fire Pump Panels, Water Supply Pump Panels, STP/WTP Electrical Panels, HVAC Main Panels and other critical electrical installations serving the Academic Buildings, Hostels, Library, Dining Block, MDP Building, Residential Buildings, Utility Buildings, Sports Complex and other essential campus facilities, as directed by the Engineer-in-Charge.

11.3. Methodology

The audit shall be carried out under normal operating load conditions using a calibrated Infrared Thermal Imaging Camera of FLIR, FLUKE, TESTO or equivalent make. The Contractor shall inspect the identified electrical installations, compare temperature variations between similar phases, cable terminations and electrical connections, identify thermal abnormalities, assess the severity of observations and recommend suitable corrective measures. Valid calibration certificates of the Infrared Thermal Imaging Camera and other measuring instruments, wherever applicable, shall be submitted before commencement of the work.

11.4. Deliverables

The Contractor shall submit a detailed Thermography Report in hard and soft copy within fifteen (15) days of completion of the audit. The report shall include the list of electrical installations inspected, thermal and corresponding visible images, temperature measurements, severity classification of observations, probable causes, risk assessment, recommendations for rectification and priority-wise action plan. The report shall also include an executive summary highlighting all critical observations requiring immediate attention.

11.5. Rectification

The Contractor shall rectify all observations falling within the scope of this Contract without any additional cost and submit an Action Taken Report (ATR) indicating the corrective actions taken. Observations related to equipment covered under separate OEM AMC/CMC or requiring major repairs or replacement beyond the scope of this Contract shall be immediately reported to the Engineer-in-Charge along with suitable recommendations for further action.

11.6. Standards

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

The Thermography Audit shall generally be carried out in accordance with the latest edition of **NFPA 70B**, relevant Indian Standards, applicable OEM recommendations and established good engineering practices.

12. Termination of Contract

- a) The Institute reserves the right to terminate the Contract, either wholly or partly, in accordance with the provisions of the Tender Document and the Contract Agreement, for reasons including, but not limited to, default, breach of contractual obligations, persistent non-performance, unsatisfactory services, failure to comply with statutory requirements, or any other reason as approved by the Competent Authority of IIM Sambalpur, after following the procedure prescribed under the Contract. Upon such termination, the Agency shall be entitled only to the payments legitimately due for the services satisfactorily rendered up to the effective date of termination, and no compensation, damages, or other claims shall be admissible, except as expressly provided under the Contract.
- b) In the event of termination of the Contract, the Agency shall immediately hand over all buildings, systems, installations, records, keys, drawings, manuals, documents, and other assets pertaining to the Contract to IIM Sambalpur in accordance with the directions of the Engineer-in-Charge. Any defects, deficiencies, or incomplete works remaining unrectified after expiry of the stipulated period shall be got executed by the Institute at the risk and cost of the Agency, without prejudice to any other rights and remedies available to the Institute under the Contract or applicable law.

13. Statutory Compliance, Labour Laws & Wage Payments

13.1. All personnel deployed by the Agency under this contract shall be deemed to be employees of the Agency only. The Agency shall be solely responsible for payment of wages, EPF, ESIC, statutory dues, leave management, relievers, conduct, and discipline of its personnel, and the Institute shall have no employer–employee relationship with such personnel.

13.2. General Compliance

The Agency shall comply with all applicable Central and State labour laws, statutory rules, regulations, notifications, and other legal requirements in force from time to time in respect of all personnel deployed under the Contract, including payment of wages, EPF, ESIC, EDLI, Bonus, Labour Welfare, and all other applicable statutory obligations. All personnel deployed under the Contract shall remain the sole employees of the Agency, and no employer-employee relationship shall exist between such personnel and IIM Sambalpur.

13.3. Payment of Wages & Statutory Dues

The Agency shall ensure timely payment of wages and all applicable statutory dues to the deployed personnel in accordance with the applicable Government notifications and statutory provisions.

13.4. Submission of Statutory Documents

Submission of proof of disbursement of wages to the deployed personnel, statutory challans, wage registers, attendance records, and all other prescribed statutory documents for the corresponding wage period shall be a mandatory pre-condition for processing and release of the respective Running Account (RA) Bill by the Institute.

13.5. Inspection of Records

The Agency shall produce Wage Registers, Attendance Registers, EPF, ESIC, EDLI challans, Wage Disbursement Records, and other statutory documents whenever required by the Engineer-in-Charge or the authorized representative of IIM Sambalpur.

13.6. Consequences of Non-Compliance

Any failure to comply with the applicable labour laws, delayed payment of wages, non-payment of statutory dues, submission of false or incomplete records, or violation of statutory requirements shall constitute a material breach of the Contract and may result in withholding of payments, recovery, penalties, or termination of the Contract, as applicable under the Tender Document.

14. MANPOWER DEPLOYMENT CHART

- a) The Agency shall deploy the **minimum required manpower** for day-to-day Operation & Maintenance activities in **shifts of 8 (eight) hours each**, as per the **Manpower Deployment Chart**, or as decided by the Engineer-in-Charge, or as required to meet site-specific operational needs, emergencies, and the scope of work.
- b) Operation & Maintenance services for all installations and facilities shall be carried out **on all days**, including **Sundays and Holidays**, by deploying manpower as per the approved Manpower Deployment Chart. **Preventive maintenance**, including testing, checking, and servicing of all Civil and MEP installations, shall normally be carried out on **weekly off days (Sundays/holidays)** or at such times as directed by the Engineer-in-Charge, with prior intimation.
- c) For preventive maintenance activities, the Agency shall deploy **additional manpower**, wherever required, as per the directions of the Engineer-in-Charge or due to increased operational demands, **without any additional cost** to the Institute.
- d) In case of **emergencies**, including breakdowns during night hours, holidays, or rest days, the Agency shall arrange and deploy the **requisite manpower**, even if not specifically mentioned in the Manpower Deployment Chart, **without any extra cost**. In the event of **fire, accident, or any other mishap**, manpower from all relevant trades shall be mobilized immediately to ensure safety, continuity of services, and damage control, as directed by the Engineer-in-Charge.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

14.2. Annexure – I: MANPOWER DEPLOYMENT CHART

SI No	Manpower Type	Skill Category					Qty Per Day	Total Qty Per Month
			Shift A	Shift B	Shift C	General Shift		
1	Operation Manager	Professional				1.0	1.0	1.0
2	Sr. Engineer (Civil)	Professional				1.0	1.0	1.0
3	Sr. Engineer (Electrical)	Professional				1.0	1.0	1.0
4	Sr. Engineer (HVAC)	Professional				1.0	1.0	1.0
5	Engineer (Civil)	Professional				1.0	1.0	1.0
6	Engineer (Electrical)	Professional				1.0	1.0	1.0
7	Jr. Engineer (Civil / Mech / Elec.)	Professional				1.0	1.0	1.0
8	BMS Assistant	Professional				1.0	1.0	1.0
9	Technical / Office Assistant	Professional				1.0	1.0	1.0
10	Stores & Inventory Assistant	Professional				1.0	1.0	1.0
11	Horticulture Supervisor	Highly Skilled				1.0	1.0	30.0
12	Senior Electrician	Skilled	1.0	1.0	1.0		3.0	78.0
13	Electrician	Semi Skilled	1.0	2.0	1.0	1.0	5.0	130.0
14	Water Purifier & Washing Machine Technician	Skilled				1.0	1.0	30.0
15	Sr. Plumber	Skilled	1.0	1.0	1.0		3.0	78.0
16	Plumber	Semi Skilled	1.0	1.0	1.0	1.0	4.0	104.0
17	Sr. HVAC / Split AC Operator cum Technician	Skilled	1.0	1.0	1.0	2.0	5.0	130.0
18	HVAC / Split AC Operator cum Technician	Semi Skilled	1.0	1.0	1.0		3.0	78.0
19	Fireman	Skilled	1.0	1.0	1.0		3.0	78.0
20	Sr. DG Operator cum technician	Skilled	1.0	1.0	1.0		3.0	78.0
21	DG Operator cum technician	Semi Skilled				1.0	1.0	26.0
22	Lift Operator	Semi Skilled	1.0	1.0	1.0		3.0	78.0
23	WTP Operator	Skilled	1.0	1.0	1.0		3.0	78.0
24	STP cum Solid Waste Management Operator	Skilled	1.0	1.0			2.0	52.0
25	Jr. STP Operator	Semi Skilled			1.0		1.0	26.0
26	Mason / Carpenter	Semi Skilled				2.0	2.0	52.0
27	Mason / Carpenter	Semi Skilled				2.0	2.0	52.0
28	Electrician Helper	Unskilled	2.0	2.0	1.0		5.0	130.0
29	Plumber Helper	Unskilled	1.0	1.0	1.0	1.0	4.0	104.0
30	HVAC Helper	Unskilled	2.0	2.0	1.0	1.0	6.0	156.0
31	DG Helper	Unskilled				1.0	1.0	30.0
32	STP Helper	Unskilled				1.0	1.0	30.0
33	Solid Waste Helper	Unskilled				1.0	1.0	30.0
34	Mali	Unskilled				25.0	25.0	650.0
35	Cleaner	Unskilled	6.0				6.0	156.0
36	Helper (For Misc. Works)	Unskilled				7.0	7.0	182.0
TOTAL MANPOWER (Per MONTH)							109.0	2656.0
Total for 1 Year							1308.0	31872.0

Note: The above manpower deployment, shift pattern and manpower requirement are indicative in nature and may vary based on the Institute's operational requirements during the contract period.

7. Experience Requirements for Manpower to be Deployed:

SI No	Manpower Type	Qualification	Minimum Experience
1.	Operation Manager	B. Tech Electrical/ Mechanical or Equivalent	08 years
2.	Sr. Engineer (Civil)	B. Tech or Diploma Civil Engg.	05 years / 07 years
3.	Sr. Engineer (Electrical)	B. Tech or Diploma Electrical	05 years / 07 years
4.	Sr. Engineer (HVAC)	B. Tech or Diploma Electrical	05 years / 07 years
5.	Engineer (Civil)	B. Tech or Diploma Civil Engg.	03 years / 05 years
6.	Engineer (Electrical)	B. Tech or Diploma Electrical	03 years / 05 years
7.	Jr. Engineer (Civil / Mech / Elec.)	Diploma or equivalent.	03years or more
8.	BMS Assistant	Diploma or equivalent.	03 years
9.	Technical / Office Assistant	Graduation / Diploma or equivalent.	02 / 03 years
10.	Stores & Inventory Assistant	Graduation / Diploma or equivalent.	02 / 03 years
11.	Horticulture Supervisor	ITI / Diploma / Graduation or equivalent	03 / 02 years
12.	Sr. Electrician	ITI/Diploma or Equivalent	05 / 03 years
13.	Electrician / Electrical Operators	ITI/Diploma or Equivalent	03 / 02 years
14.	Water Purifier & Washing Machine Technician	ITI/Diploma or Equivalent	03 / 02 years
15.	Sr. Plumber	ITI or equivalent	03 years
16.	Plumber	ITI or equivalent	02 years
17.	Sr. HVAC / Split AC Operator cum Technician	ITI/ Diploma or equivalent	03 / 02 years
18.	HVAC / Split AC Operator cum Technician	ITI/ Diploma or equivalent	02 / 01 years
19.	Fireman	ITI/ Diploma or equivalent	03 / 02 years
20.	Sr. DG Operator cum technician	ITI/ Diploma or equivalent	03 / 02 years
21.	DG Operator cum technician	ITI/ Diploma or equivalent	02 / 01 years
22.	Lift Operator	ITI/ Diploma or equivalent	03 / 02 years
23.	WTP Operator	ITI/ Diploma or equivalent	03 / 02 years
24.	STP cum Solid Waste Management Operator	ITI/ Diploma or equivalent	03 / 02 years
25.	Jr. STP Operator	ITI/ Diploma or equivalent	02 / 01 years
26.	Carpenter	10th Pass or more	02 years
27.	Mason	10th Pass or more	02 years
28.	Electrician Helper	10 th & above	03 / 02 year
29.	Plumber Helper	10 th & above	02 years
30.	HVAC Helper	10 th & above	02 years
31.	DG Helper	10 th & above	02 years
32.	STP Helper	10 th & above	02 years
33.	Solid Waste Helper	10 th & above	02 years
34.	Mali	Unskilled / 10th Pass	01 years
35.	Cleaner	Unskilled / 10th Pass	01 years
36.	Helper (For Misc. Works)	Unskilled / 10th Pass	01 years

Note: The minimum experience requirements indicated above are indicative and represent the minimum eligibility criteria. The Institute reserves the right to modify the qualification and/or experience requirements, if considered necessary, based on the nature of work and operational requirements during the contract period.

8. Form – 01

Bidder's Transmittal / Covering Letter

Tender No.: _____

Date: _____

From: _____

Name of the Bidder / Firm / Company: _____

Registered Address: _____

To

The Director

Indian Institute of Management Sambalpur

Basantpur, Near Goshala,

Sambalpur – 768025, Odisha

Subject: Submission of Bid for Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus.

Dear Sir,

We, the undersigned, hereby submit our Bid for the above-mentioned work in accordance with the provisions, terms, conditions, Scope of Work, and other requirements contained in the Tender Document.

We hereby declare that:

1. We have carefully examined and understood all the provisions of the Tender Document, including all corrigenda, addenda, clarifications, and amendments, if any.
2. We have visited the site, understood the scope of work, existing installations, operational requirements, and all other conditions relevant to execution of the Contract.
3. We agree to undertake the Operation & Maintenance Services strictly in accordance with the Tender Document, if the Contract is awarded to us.
4. The Bid Security (EMD) and all other requisite documents have been submitted in accordance with the Tender requirements.
5. Our Bid shall remain valid for a period of 150 (One Hundred Fifty) days from the Bid Submission Due Date or for such extended period as may be mutually agreed.
6. We understand that the Institute reserves the right to accept or reject any or all Bids, wholly or partly, without assigning any reason, and that the Institute shall not be liable for any costs incurred by us in connection with preparation or submission of this Bid.

We hereby declare that the information furnished in this Bid is true and correct to the best of our knowledge and belief.

Thanking you.

Yours faithfully,

Signature:

Name & Designation of the Authorized Signatory:

Name of the Firm:

Address:

9. Form – 02

Bidder's Profile

Tender Notice No. IIMSBP/2025-26/RP/30

Sl. No.	Particulars	Details
1	Name of bidder	
2	Legal status of bidder	Company/ Partnership Firm
3	PAN details	
4	GST Registration details	
5	Registration No. and Year of commencement of business	
6	Address of registered office	
7	Address particulars	Main / Corporate Office: Local Nearby Office:
8	Address particulars of other offices (Other than Sl. No. 7)	1.
		2.
		3.
		4.
		5.
9	Name, designation and correspondence particulars of Authorized Signatory	Name: Designation: Tel. / Mobile No.: E-mail:

Note: The Bidder shall enclose self-attested copies of the following documents:

1. Certificate of Registration / Incorporation.
2. PAN Card.
3. GST Registration Certificate.
4. EPF Registration Certificate.
5. ESIC Registration Certificate.
6. Registration / Documentary proof of the Corporate Office, Regional Office, and Branch Office(s), wherever applicable.
7. Power of Attorney / Board Resolution authorizing the Authorized Signatory to sign and submit the Bid (where applicable).
8. Any other document supporting the above particulars.

Signature:

Name & Designation of the Authorized Signatory:

Name of the Firm:

Address:

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

10. Form - 03

Details of Similar Operation & Maintenance (O&M) Services

((Separate Form shall be submitted for each Eligible Similar O&M Contract))

Tender No. IIMSBP/2025-26/RP/30

Sl. No.	Particulars	Details
1.	Name of Similar O&M Work / Contract	
2.	Name & Address of Client / Employer	
3.	Location of Work	
4.	Brief Description of the O&M Services Executed	
5.	Nature of O&M Contract	☐ Pure Manpower Based ☐ Comprehensive O&M ☐ Manpower + Consumables / Materials ☐ Others
6.	Scope of Services Covered	
7.	Contract / Work Order No. & Date	
8.	Contract Period	From _____ To _____
9.	Present Status of Contract	☐ Completed ☐ In Progress
10.	Original Contract Value (₹)	
11.	Value of Services Executed / Work Done (₹)	
12.	Client Representative	Name: Designation: Mobile: E-mail:

Notes

- Separate Form shall be submitted for each Similar Operation & Maintenance (O&M) Contract claimed towards eligibility.
- The Bidder shall enclose the corresponding Satisfactory Performance Report issued by the Client / Employer in the prescribed format.
- The Institute reserves the right to verify the details furnished from the Client / Employer or any other appropriate source.

Signature:

Name & Designation of the Authorized Signatory:

Name of the Firm:

Address:

11. Form – 04

SATISFACTORY PERFORMANCE REPORT

(To be issued on the Letter Head of the Client / Employer)

1. General Information

Sl. No.	Particulars	Details Description
1.	Name of Client / Employer	
2.	Name of Agency / Contractor	
3.	Name of Work / Contract	
4.	Nature of Work	☐ Operation & Maintenance (O&M) Services ☐ Other
5.	Contract / Work Order No. & Date	
6.	Contract Period	From _____ To _____
7.	Contract Value (₹)	
8.	Value of Services Executed / Work Done Value (₹)	
9.	Present Status of Contract	☐ Completed ☐ In Progress
10.	Type of Operation and Maintenance Contract	☐ Pure Manpower Based ☐ Comprehensive O&M ☐ Manpower + Consumables / Materials ☐ Others: _____

2. Overall Performance Assessment

(Please tick ✓ the appropriate category)

Outstanding	Excellent	Very Good	Satisfactory	Poor
☐	☐	☐	☐	☐

3. General Remarks (if any)

4. Certification

It is certified that the above information is true and correct to the best of our knowledge and official records.
This report is issued at the request of the Agency for submission with the Tender.

Signature & Name of Competent Authority
(With Date and Seal)

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

12. Form - 05

FINANCIAL CAPACITY OF THE BIDDER

Tender No. IIMSBP/2025-26/RP/30

(In Rupees Crores)

Particulars	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
	(1 st)	(2 nd)	(3 rd)	(4 th)	(5 th)
Turnover					
Net Worth					
Profit After Tax					
Average Annual Turnover (5 Years)					

*As per audited balance sheet

Instructions

1. The Bidder shall furnish the Annual Turnover, Net Worth, and Profit After Tax (PAT) for the **last three (03) Financial Years**, based on the audited financial statements.
2. Self-attested copies of the following documents shall be enclosed:
 - o Audited Balance Sheets.
 - o Profit & Loss Accounts.
 - o Annual Reports, wherever applicable.
3. The financial statements shall:
 - o be audited by a Statutory Auditor / Chartered Accountant;
 - o include all schedules and notes forming part of the financial statements; and
 - o correspond to the figures furnished in this Form.
4. This Form shall be certified by the **Statutory Auditor / Chartered Accountant**.

.....

(Signature of Statutory Auditor with Seal)
with seal)

.....

(Signature of Authorized Signatory)

13. Form – 06

Details of Employees on the Payroll of the Bidder
(For claiming marks under the Technical Evaluation Criteria – LCS)

No.	Name of Employee	Designation	Date of Joining	Employee ID (if any)	Documentary Proof Enclosed (Yes/No)
1.					Yes/No
2.					Yes/No
3.					Yes/No
4.					Yes/No
5.					Yes/No
6.					Yes/No
7.					Yes/No
8.					Yes/No
9.					Yes/No
10.					Yes/No
11.					Yes/No
12.					Yes/No
13.					Yes/No
14.					Yes/No
15.					Yes/No
16.					Yes/No
17.					Yes/No
18.					Yes/No
19.					Yes/No
20.					Yes/No
Cont.					

Documents to be enclosed:

- **Appointment Letter / Employment Proof.**
- **Latest EPF Challan / ECR or ESIC Contribution Statement or Salary Slip evidencing that the employee is on the bidder's payroll as on the Bid Submission Due Date.**
- **Note:** The Bidder may submit the details of employees in its own standard HR / Payroll / Employee Register format in lieu of this Form, provided that it contains all the information sought in this Form. Any omission of the required information may result in non-consideration of the claim for evaluation.

Signature:
Name & Designation of the Authorized Signatory:
Name of the Firm with Address:

14. Form – 07

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

AFFIDAVIT FOR SIMILAR WORK EXPERIENCE

To

The Director
Indian Institute of Management Sambalpur
Basantpur, Near Goshala,
Sambalpur – 768025, Odisha

Subject: Affidavit / Undertaking regarding Similar Operation & Maintenance (O&M) Work
Experience

Sir,

I/We hereby solemnly affirm and undertake that the Similar Operation & Maintenance (O&M) Work Experience claimed by us in support of this Bid complies with the Minimum Eligibility Criteria prescribed in the Tender Document.

I/We further certify that:

1. The information, particulars, certificates, and documents submitted in support of the Similar O&M Work Experience are true, genuine, complete, and correct to the best of my/our knowledge and belief.
2. None of the documents submitted by us has been fabricated, altered, concealed, or misrepresented in any manner.
3. I/We understand that the Institute reserves the right to verify the authenticity of the information and documents submitted by us from the concerned Client/Employer or any other appropriate source.
4. In the event that any information or document submitted by us is found to be false, misleading, forged, or materially incorrect at any stage of the Tender process or during the currency of the Contract, the Institute shall be at liberty to reject our Bid, cancel the Letter of Award (if issued), terminate the Contract (if awarded), forfeit the Bid Security / Performance Security, as applicable, and take such other action as may be permissible under the Tender Document and applicable law.

I/We hereby declare that the above statements are true and correct.

Yours faithfully,

Signature of Authorized Signatory

Name: _____

Designation: _____

Name of Bidder / Firm: _____

Office Seal

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

15. Form - 08

FORMAT FOR POWER OF ATTORNEY

Tender No. IIMSBP/2025-26/RP/30

Know all persons by these presents that We, _____ (Name of the
Bidder / Company / Firm) having our Registered Office at
_____, do hereby irrevocably constitute, nominate, appoint, and
authorize Mr./Ms. _____, son/daughter/spouse of
_____, presently residing at
_____, and presently holding the position of
_____ in our organization (hereinafter referred to as the
"Attorney"), to act for and on our behalf in connection with the submission of our Bid for the work of:
**"Operation & Maintenance Services for the Permanent Campus of Indian Institute of Management
Sambalpur, Basantpur, Sambalpur, Odisha."**

The Attorney is hereby authorized to do, execute, and perform, on our behalf, all such acts, deeds, matters, and things as may be necessary or incidental for the purpose of the Bid, including but not limited to:

- a) Signing, submitting, modifying, withdrawing, or resubmitting the Bid and all related documents;
- b) Attending Pre-Bid Meetings, presentations, negotiations, discussions, and responding to clarifications sought by the Institute;
- c) Furnishing information, documents, undertakings, declarations, affidavits, and any other correspondence required by the Institute;
- d) Receiving communications, notices, letters, corrigenda, and other documents issued by the Institute;
- e) Signing the Letter of Acceptance, Agreement, Performance Security documents, and all other documents required for execution of the Contract, if the Bid is accepted; and
- f) Generally representing us before the Indian Institute of Management Sambalpur in all matters relating to or arising out of the Tender and the Contract.

We hereby agree to ratify and confirm all lawful acts, deeds, and things done by the said Attorney pursuant to this Power of Attorney, and all such acts shall be deemed to have been validly done on our behalf.

IN WITNESS WHEREOF, We, the above-named Principal, have executed this Power of Attorney on this ____ day of _____, 20.

For and on behalf of the Bidder

Authorized Signatory

Name: _____

Designation: _____

Name of Bidder / Firm: _____

Office Seal

Witness:

Accepted Signature

(Name, Title & Address of the Attorney)

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

16. **Form – 09**

Bidder's Affidavit / Declaration

(To be executed on a Non-Judicial Stamp Paper of ₹10/- or of appropriate value as per applicable law)
Tender No. IIMSBP/2025-26/RP/30

AFFIDAVIT / DECLARATION

I/We, _____, Proprietor / Partner / Director / Authorized
Signatory of M/s. _____, having its registered office at
_____, do hereby solemnly affirm and
declare that:

1. The information and documents submitted by us in connection with this Tender are true, correct, complete, and authentic to the best of my/our knowledge and belief.
2. Neither the Bidder nor any of its Directors, Partners, Proprietor, or Authorized Signatory has been debarred, blacklisted, or banned by any Central Government, State Government, Autonomous Body, PSU, Statutory Authority, or Government Institution from participating in similar works as on the Bid Submission Due Date.
3. I/We understand that, if any information furnished by us is found to be false, incorrect, or misleading at any stage of the Tender process or during the currency of the Contract, the Institute shall be at liberty to reject our Bid, cancel the award, terminate the Contract, and take such action as may be deemed appropriate under the Tender Document.

VERIFICATION

I/We hereby verify that the contents of this Affidavit / Declaration are true and correct to the best of my/our knowledge and belief, and that nothing material has been concealed therefrom.

Verified at _____ on this _____ day of _____, **2026**.

DEPONENT

(Signature of the Authorized Signatory)

Name: _____

Designation: _____

Office Seal

17. Form – 10

Format for Performance Security Bank Guarantee

(To be provided at the time of signing of Agreement)

Tender No. IIMSBP/2025-26/RP/30

1. In consideration of the Indian Institute of Management Sambalpur (hereinafter referred to as the "Institute") having agreed to enter into a Contract with M/s. _____ (hereinafter referred to as the "Agency") for "Operation & Maintenance Services at the Permanent Campus of Indian Institute of Management Sambalpur, Basantpur, Sambalpur, Odisha" (hereinafter referred to as the "Contract"), and having agreed to accept an irrevocable Bank Guarantee for an amount of Rs. _____ (Rupees _____ only) towards Performance Security for due performance and fulfillment of the obligations under the Contract, We _____ (Name of the Bank) hereby issue this Bank Guarantee in favour of the Institute on the following terms and conditions:
2. We do hereby undertake to pay the amounts due and payable (Indicate the name of the Bank) under this Guarantee without any demur, merely on a demand from the Indian Institute of Management Sambalpur that the amount claimed is required to meet the recoveries due or likely to be due from the said Agency. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding Rs. ----- (Rupees _____ only).
3. We, the said bank, further undertake to pay to the Indian Institute of Management Sambalpur any money so demanded notwithstanding any dispute or disputes raised by the Agency in any suit or proceeding pending before any Court or Tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment thereunder, and the Agency shall have no claim against us for making such payment.
4. We further agree that the Guarantee herein contained shall (indicate the name of the Bank) _____ remain in full force and effect during the period that would be taken for the performance of the said consultancy agreement, and it shall continue to be enforcement till all the dues of the Indian Institute of Management Sambalpur under or by virtue of the said consultancy agreement have been fully paid, and its claims satisfied or discharges, or till the, Director of the Institute, certifies that the terms and conditions of the said consultancy agreement have been fully and properly carried out by the said Agency and accordingly discharges this guarantee.
5. We further agree with the Indian Institute of Management Sambalpur that the (indicate the name of the Bank) _____ shall have the fullest liberty without our consent, and without effecting in any manner our obligations hereunder, to vary any of the terms and conditions of the said Contract or to extend time of performance by the said Agency from time to time or to postpone for any time or from time to time any of the powers exercisable by the Indian Institute of Management Sambalpur against the said Architect, and to forbear or enforce any of the terms and conditions relating to the said consultancy agreement, and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Agency or for any forbearance, act of omission on the part of the Indian Institute of Management Sambalpur or any indulgence by the Indian Institute of Management Sambalpur to the said Agency or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

Name of tender / work: Operation & Maintenance Services (Manpower, Consumables & Tools) for
IIM Sambalpur Campus

6. This Guarantee will not be discharged due to the change in the constitution of the Bank or the Agency.

7. We lastly undertakes not to revoke this Guarantee except with (indicate the name of the Bank) _____ the previous consent of the Indian Institute of Management Sambalpur in writing.

8. This Guarantee shall be valid up to unless extended on demand by the Indian Institute of Management Sambalpur Notwithstanding anything mentioned above, our liability against this Guarantee is restricted to Rs.----- (Rupees -----only) and unless a claim a writing

is lodged with us within six months of the date of expiry or extended date of expiry of this Guarantee all our liabilities under this Guarantee shall stand discharged.

Dated----- the ~~day~~----- off ~~for~~-----

(Indicate the name of the Bank)

18. Form – 11

Details of Earnest Money Deposit (EMD) / Bid Security

Sl. No.	Particulars	Details
1	Name of Bidder	
2	EMD / Bid Security Amount (₹)	
3	Mode of Submission	☐ Online Payment ☐ Bank Guarantee ☐ Demand Draft ☐ Banker's Cheque ☐ Exemption (Specify) _____
4	UTR / Transaction No. / BG No. / DD No.	
5	Date of Issue / Transaction	
6	Name of Bank	
7	Remarks (if any)	
8	Validity of Bank Guarantee (if applicable)	
9	Validity of Bank Guarantee (where applicable)	
10	Remarks (if any)	

Declaration

I/We hereby certify that the Earnest Money Deposit (EMD) / Bid Security has been submitted in accordance with the provisions of the Tender Document. The supporting document in respect of the above has been enclosed/uploaded along with the Bid.

Signature of Authorized Signatory

Name: _____

Designation: _____

Office Seal

19. Form – 12

Integrity & Ethical Conduct Undertaking

Tender Notice No.: _____

UNDERTAKING

To,

The Director
Indian Institute of Management Sambalpur
Basantpur, Near Goshala,
Sambalpur – 768025, Odisha

Sir,

I/We, _____, the Authorized Signatory of **M/s.**
_____, hereby solemnly undertake that:

1. I/We shall maintain the highest standards of integrity, transparency, fairness, and ethical conduct throughout the Tender process and during the execution of the Contract.
2. I/We have not directly or indirectly offered, promised, given, or agreed to give any gratification, inducement, commission, gift, or any other benefit to any person in connection with this Tender or the proposed Contract.
3. I/We shall not engage in any corrupt, fraudulent, collusive, coercive, undesirable, or restrictive practices during the Tender process or execution of the Contract.
4. I/We understand that any violation of this Undertaking may result in rejection of our Bid, termination of the Contract, forfeiture of Bid Security / Performance Security, and such other action as may be permissible under the Tender Document and applicable law.

I/We certify that the above declaration is true and correct.

Signature of Authorized Signatory

Name: _____

Designation: _____

Name of Bidder / Firm: _____

Office Seal

20. Form – 13

Draft Agreement (To be executed after Award of Work)

(To be executed on Non-Judicial Stamp Paper of appropriate value by the Successful Bidder)

AGREEMENT

This Agreement is made at Sambalpur on this _____ day of _____, 20____.

BETWEEN

Indian Institute of Management Sambalpur, Basantpur, Near Goshala, Sambalpur – 768025, Odisha, acting through its Director (hereinafter referred to as the 'Institute'), including its successors and permitted assigns.

OF THE FIRST PART

AND

M/s. _____, having its Registered Office at _____ (hereinafter referred to as the 'Agency'), including its successors and permitted assigns.

OF THE SECOND PART

WHEREAS

- The Institute invited bids for Operation & Maintenance Services at the Permanent Campus of IIM Sambalpur.
- The Agency participated in the Tender process and was declared the Successful Bidder.
- The Institute issued the Letter of Award, which has been accepted by the Agency.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. Contract Documents

The NIT, Letter of Award, Scope of Work, Conditions of Contract, Corrigenda/Addenda, Technical Bid, Financial Bid, Performance Security and all correspondence forming part of the Contract shall form an integral part of this Agreement.

2. Scope of Services

The Agency shall provide the Operation & Maintenance Services in accordance with the Tender Document.

3. Contract Period

The Contract shall remain valid for the period specified in the Tender Document and Letter of Award.

4. Contract Price

Payments shall be made as per the accepted Financial Bid and Tender provisions.

5. Obligations of the Agency

The Agency shall comply with all contractual, statutory and safety obligations under the Contract.

6. Obligations of the Institute

The Institute shall extend necessary access and make payments as per the Contract.

7. Performance Security

The Agency shall furnish and maintain the Performance Security as required.

8. Governing Law & Jurisdiction

This Agreement shall be governed by the laws of India. Courts at Sambalpur, Odisha shall have exclusive jurisdiction.

9. Entire Agreement

This Agreement together with the Contract Documents constitutes the entire agreement between the Parties.

IN WITNESS WHEREOF

The Parties have executed this Agreement on the day, month and year first above written.

For and on behalf of Indian Institute of Management Sambalpur	For and on behalf of M/s. _____
Signature: Name: Designation: Seal	Signature: Name: Designation: Seal
Witness-1 Name: Address: Signature:	Witness-2 Name: Address: Signature:

Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

21. Financial Bid

The Financial Bid shall be submitted online only through the CPP Portal in the prescribed BOQ format. The Bidder shall quote the Agency Service Charge for Manpower and the Profit for Consumables and Tools & Tackles and other items only in the designated fields provided in the online BOQ. No hard copy or scanned copy of the Financial Bid shall be submitted. Any Financial Bid not submitted through the prescribed online BOQ format shall be liable for rejection.

PRICE SCHEDULE (This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)														
NUMBER #	TEXT #	TEXT #	NUMBER #	TEXT #	NUMBER	NUMBER	NUMBER #	NUMBER	NUMBER	NUMBER	NUMBER #	NUMBER #	NUMBER #	TEXT #
Sl. No.	Item Description	Item Code / Make	Quantity	Units	Estimated Basic Amount in Rs. P	Total Estimated Basic Amount in Rs. P	Service Charge / Profit Amount in Figures (₹) to be entered by the Bidder in % (Percentage)	Service Charge / Profit Amount in Figures (₹) to be entered by the Bidder in Rs. P	GST (as applicable in Percentage)	GST Amount in Rs. P	HSN / SAC Code	TOTAL AMOUNT excluding taxes in Rs. P	TOTAL AMOUNT including taxes in Rs. P	TOTAL AMOUNT in Words
1	2	3	4	5	6	7 = 4 x 6	9	10	11	12	13	14	15	16
1	Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus													
1.1	Operation & Maintenance Manpower Services	Detailed Manpower as per Annexure-I	1.00	Nos	28337892.90	28337892.90		0.00	18.00	5100820.72		0.00	5100820.72	INR Fifty One Lakh Eight Hundred Twenty & Paise Seventy Two Only
1.2	Consumable Items	Detailed Manpower as per Annexure-II	1.00	Nos	1800000.00	1800000.00		0.00	18.00	324000.00		0.00	324000.00	INR Three Lakh Twenty Four Thousand & Paise Zero Only
1.3	Tools & Tackels	Detailed Manpower as per Annexure-III	1.00	Nos	500000.00	500000.00		0.00	18.00	90000.00		0.00	90000.00	INR Ninety Thousand & Paise Zero Only
1.4	Annual Infrared Thermography Audit	Detailed Manpower as per NIT Scope of Work	2.00	Nos	90000.00	180000.00		0.00	18.00	32400.00		0.00	32400.00	INR Thirty Two Thousand Four Hundred & Paise Zero Only
Total in Figures												0.00	5547220.72	INR Fifty Five Lakh Forty Seven Thousand Two Hundred Twenty & Paise Seventy Two Only
Quoted Rate in Words		INR Fifty Five Lakh Forty Seven Thousand Two Hundred Twenty & Paise Seventy Two Only												

21.1. RATE ANALYSIS FOR MANPOWER

a) RATE ANALYSIS FOR MANPOWER (DAILY WAGES)

RATE ANALYSIS FOR MANPOWER (DAILY WAGES)					
Central Wages (Area C)		Unskilled	Semi Skilled	Skilled	Highly Skilled
		Rate Per Day (in Rs.)	Rate Per Day (in Rs.)	Rate Per Day (in Rs.)	Rate Per Day (in Rs.)
Basic + DA (Minimum Wages)	Say A	556.00	650.00	781.00	918.00
Other Spl. Allowences	Say B	0.00	0.00	0.00	0.00
Other Spl. Allowences	Say C	0.00	0.00	0.00	0.00
Other Spl. Allowences	Say D	0.00	0.00	0.00	0.00
Gross Wages (A+G+H+I) (Excluding Employer contributions & Statutory Payment)	Say E	556.00	650.00	781.00	918.00
EPF (Employer) @ 12% on A	Say F	66.72	78.00	93.72	110.16
EPF Admin Charges (Employer)@ 0.5% on A	Say G	2.78	3.25	3.91	4.59
EDLI (Employer) @ 0.5% on A	Say H	2.78	3.25	3.91	4.59
ESI (Employer)@ 3.25% on A	Say I	18.07	21.13	25.38	
Bonous (Employer) @ 8.33% on A	Say J	46.31	54.15	65.06	
Gross Wages (A+F+G+H+I+J) (Including Employer contributions & Statutory Payment)	Say K	692.66	809.77	972.97	1037.34

b) RATE ANALYSIS FOR MANPOWER (DAILY WAGES)

RATE ANALYSIS FOR MANPOWER (PROFESSIONAL)						
Central Wages (Area C)		Professional (Manager Category)	Professional (Sr. Engineer Category)	Professional (Engineer Category)	Professional (Jr. Engineer Category)	Professional (Sup. / Asst. Category)
		Rate Per Month (in Rs.)	Rate Per Month (in Rs.)	Rate Per Month (in Rs.)	Rate Per Month (in Rs.)	Rate Per Month (in Rs.)
Basic + DA (Minimum Wages)	Say A	23868.00	23868.00	23868.00	23868.00	23868.00
HRA @ 20% on A	Say B	4773.60	4773.60	4773.60	4773.60	
TA @ 10%	Say C	2386.80	2386.80	2386.80	2386.80	
Other Spl. Allowences	Say D	21500.00	12000.00	7000.00	1000.00	3000.00
Gross Wages (A+B+C+D) (Excluding Employer contributions & Statutory Payment)	Say E	52528.40	43028.40	38028.40	32028.40	26868.00
EPF (Employer) @ 12% on A	Say F	1800.00	1800.00	1800.00	1800.00	1800.00
EPF Admin Charges (Employer) @ 0.5% on A	Say G	119.34	119.34	119.34	119.34	119.34
EDLI (Employer) @ 0.5% on A	Say H	119.34	119.34	119.34	119.34	119.34
ESI (Employer) @ 3.25% on A	Say I					
Bonus (Employer) @ 8.33% on A	Say J					
Gross Wages (E+F+G+H+I) (Including Employer contributions & Statutory Payment)	Say J	54567.08	45067.08	40067.08	34067.08	28906.68

21.2. Basis of Rate Analysis – Statutory Conditions & Assumptions

- The above Rate Analysis has been prepared based on the prevailing Central Government Minimum Wages (Area-C) and applicable statutory provisions prevailing as on the date of preparation of the estimate.
- For Professional Manpower, the monthly remuneration comprises Basic + DA (Minimum Wages), HRA, TA and Special Allowance, as indicated in the above Rate Analysis. These components have been considered solely for the purpose of arriving at the estimated manpower cost and shall be payable as part of the monthly remuneration. Any statutory deductions from the employee's share shall be made in accordance with the applicable Acts, Rules and Government Notifications.
- The Employee's statutory contributions, wherever applicable (such as Employee's EPF, ESI, Professional Tax, Income Tax, Labour Welfare Fund or any other statutory deductions), shall be recovered from the respective employee's wages in accordance with the applicable statutory provisions.
- The Employer's statutory contributions, including Employer's EPF, EPF Administrative Charges, EDLI, ESI, Bonus and any other statutory liabilities, have been considered in the above Rate Analysis based on the prevailing statutory provisions and are indicative in nature.
- In the event of any revision in the Minimum Wages, HRA, TA, Special Allowance (where applicable), statutory contribution rates, applicability, wage structure, or introduction/withdrawal of any statutory component by the Central Government, State Government or any Competent Authority during the currency of the contract, the manpower cost shall be revised accordingly, and the same shall be payable/recoverable as per the applicable statutory provisions or contractual conditions.
- The Agency's quoted Service Charges/Profit (%) in the Price Bid shall be applicable on the revised manpower cost, including Basic Wages, HRA, TA, Special Allowance, Employer's statutory contributions and any other admissible wage components. Accordingly, the Service Charges/Profit payable to the Agency shall increase or decrease proportionately with the revision in the manpower cost.
- The successful Agency shall comply with all applicable Labour Laws, Rules, Government Notifications and statutory requirements and shall ensure timely deposit of all statutory dues with the concerned authorities. Documentary proof of such compliance shall be submitted to the Institute along with the monthly bills or whenever required.
8. Deployment of Manpower in Other Wage Zones: The above Rate Analysis has been prepared considering the applicable Central Government Minimum Wages for Area-C. However, if any manpower is required to be deployed at any location falling under Area-A, Area-B or any other wage zone notified by the Central/State Government anywhere in India during the currency of the contract, the Agency shall make all necessary arrangements for such deployment and ensure compliance with the applicable minimum wages, labour laws and other statutory provisions governing the respective

Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus

area/zone. The wages, allowances (where applicable), employer's statutory contributions and other statutory liabilities shall be regulated as per the applicable statutory provisions for such area/zone. The Agency's quoted Service Charges/Profit (%) shall be applicable on the revised manpower cost, and payment shall be made accordingly.

21.3. Estimated Base Contract Value (Excluding Agency Service Charge and Profit):

The estimated Base Contract Value is furnished below for the information of the bidders. The value excludes the Agency Service Charge for Manpower and the Profit for Consumables and Tools & Tackles, other services, which shall be quoted separately by the Bidder in the online BOQ. GST has been shown separately for reference purposes. GST shall be applicable as per the prevailing Government rules and shall be payable at the applicable rates.

<u>Operation & Maintenance Services (Manpower, Consumables & Tools) for IIM Sambalpur Campus</u>					
Estimate Details					
Sl No.	Description	Qty	Cost / Qty (In Rs.)	Cost / Year (In Rs.)	Remarks
1.00	Operation & Maintenance Manpower Services	12 Month	2361491.08	28337892.90	
2.00	Consumable Items	LS	150000.00	1800000.00	
3.00	Tools & Tackels	LS		500000.00	
4.00	Annual Infrared Thermography Audit	2.00	90000.00	180000.00	
	Total Amount (1+2+3+4)			30817892.90	
	GST @ 18%			5547220.72	
	Total Amount (Incl. of GST)			36365113.62	

CONSUMBABLES ITEM RATE CHART

Item No.	Description of Item	Unit	Unit Rate (Excl GST)	Unit Rate (Incl GST)	Remarks
1.0	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level: 1:3:6 (1 Cement : 3 coarse sand (zone-III) derived from natural sources : 6 graded stone aggregate 40 mm nominal size derived from natural sources)	Cum	₹ 6,083.69	₹ 7,178.75	DSR-23
2.0	Providing and laying in position specified grade of reinforced cement concrete, excluding the cost of centering, shuttering, finishing and reinforcement - All work up to plinth level : 1:1.5:3 (1 cement : 1.5 coarse sand (zone-III) derived from natural sources : 3 graded stone aggregate 20 mm nominal size derived from natural sources)	Cum	₹ 7,665.89	₹ 9,045.75	DSR-23
3.0	Centering and shuttering including strutting, propping etc. and removal of form for		₹ 0.00	₹ 0.00	
3.1	Foundations, footings, bases of columns, etc. for mass concrete	SQM	₹ 332.33	₹ 392.15	DSR-23
3.2	Extra for shuttering in circular work (20% of respective centering and shuttering items)	SQM	₹ 66.47	₹ 78.43	DSR-23
4.0	Providing and fixing 18 mm thick gang saw cut, mirror polished, premoulded and prepolished, machine cut for kitchen platforms, vanity counters, window sills, facias and similar locations of required size, approved shade, colour and texture laid over 20 mm thick base cement mortar 1:4 (1 cement : 4 coarse sand), joints treated with white cement, mixed with matching pigment, epoxy touch ups, including rubbing, curing, moulding and polishing to edges to give high gloss finish etc. complete at all levels.		₹ 0.00	₹ 0.00	DSR-23
4.1	Granite of any colour and shade	SQM	₹ 4,587.71	₹ 5,413.50	DSR-23
5.0	Providing and applying plaster of paris putty of 2 mm thickness over plastered surface to prepare the surface even and smooth complete.	SQM	₹ 222.63	₹ 262.70	DSR-23
6.0	15 mm cement plaster on rough side of single or half brick wall of mix:		₹ 0.00	₹ 0.00	DSR-23
6.1	1:4 (1 cement : 4 coarse sand)	SQM	₹ 348.94	₹ 411.75	DSR-23
6.0	Finishing walls with Acrylic Smooth exterior paint of required shade :		₹ 0.00	₹ 0.00	DSR-23
6.1	New work (Two or more coat applied @ 1.67 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)	SQM	₹ 136.10	₹ 160.60	DSR-23
6.2	One or more coats on old work	SQM	₹ 87.12	₹ 102.80	DSR-23
7.0	Painting with synthetic enamel paint of approved brand & manufacture of required colour to give even shade, two or more coats of new work over an under coat of suitable shade with ordinary paints of approved brand or manufacture.	SQM	₹ 191.74	₹ 226.25	DSR-23
8.0	Demolishing R.C.C. work manually / by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in-Charge.	CUM	₹ 3,009.53	₹ 3,551.25	DSR-23
9.0	Demolishing brick work manually / by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in-Charge		₹ 0.00	₹ 0.00	DSR-23
9.1	In cement mortar	CUM	₹ 1,745.93	₹ 2,060.20	DSR-23
10.0	Providing and laying 60mm thick factory made cement concrete interlocking paver block of M -30 grade made by block making machine with strong vibratory compaction, of approved size, design & shape, laid in required colour and pattern over and including 50mm thick compacted bed of coarse sand, filling the joints with line sand etc. all complete as per the direction of Engineer-in-charge.	SQM	₹ 823.73	₹ 972.00	DSR-23
11.0	Anodised aluminium (anodised transparent or dyed to required shade according to IS: 1868, Minimum anodic coating of grade AC 15)	KG	₹ 419.53	₹ 495.05	DSR-23
12.0	8 mm thick Calcium silicate perforated tiles of size 595 x595 mm	SQM	₹ 529.66	₹ 625.00	DSR-23
13.0	12.5 mm thick Gypsum plaster board	SQM	₹ 152.54	₹ 180.00	DSR-23
14.0	Providing general pest control to hostels, housing, Academic , sports zone etc. at the interval decided by IIM.	SQM	₹ 25.42	₹ 30.00	DSR-23
15.0	Cement grouting including cost of material, Nozzle fixing machinery & labour charges , scaffolding etc.	SQM	₹ 1,101.69	₹ 1,300.00	DSR-23
16.0	Supply of CP Towel Ring 215 x 200 x 37 mm as per the approved make and as per the instruction of the Engineer In-Charge.	₹ 1.00	₹ 1,114.33	₹ 1,314.92	MR
17.0	Supply of CP Brass Towel Rail-600mm Length as per the approved make and as per the instruction of the Engineer In-Charge.	₹ 1.00	₹ 1,596.00	₹ 1,883.28	MR
18.0	Painting with oil type wood preservative of approved brand and manufacture:		₹ 0.00	₹ 0.00	DSR-23
18.1	Old work (one or more coats)	SQM	₹ 34.92	₹ 41.20	DSR-23
19.0	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in foundation and plinth in:		₹ 0.00	₹ 0.00	DSR-23
19.1	Cement mortar 1:6 (1 cement : 6 coarse sand)	CUM	₹ 6,044.28	₹ 7,132.25	DSR-23
20.0	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in :		₹ 0.00	₹ 0.00	DSR-23
20.1	Cement mortar 1:6 (1 cement : 6 coarse sand)	CUM	₹ 7,716.91	₹ 9,105.95	DSR-23

CONSUMBABLES ITEM RATE CHART

21.0	White Cement (Birla White / Bison / Berger / Asian Paint)	KG	₹ 40.93	₹ 48.30	MR
22.0	Putty (Birla White / Bison / Berger / Asian Paint)	KG	₹ 24.05	₹ 28.38	MR
23.0	Cement Bag (Dalmia, Ultratech, ACC)	Bag	₹ 368.39	₹ 434.70	MR
24.0	5 Inch Brush for Wall Paint	Each	₹ 235.36	₹ 277.73	MR
25.0	Roller for Wall Paint (Asian Paint or Equivalent)	Each	₹ 281.41	₹ 332.06	MR
26.0	Bleaching Powder	Each	₹ 42.98	₹ 50.72	MR
27.0	Enamel Paint Primer (Wooden) Make: Asian Paints Apcolite Premium Enamel or Equivalent make (Qty - 1 L)	Each	₹ 317.22	₹ 374.33	MR
28.0	Enamel Paint Primer (Metal) Make: Asian Paints Apcolite Premium Enamel or Equivalent make (Qty - 1 L)	Each	₹ 327.46	₹ 386.40	MR
29.0	Enamel Paint. Make: Asian Paints Apcolite Premium Enamel or Equivalent make (Qty - 1 L)	Each	₹ 398.07	₹ 469.72	MR
30.0	Acrylic Distemper (Interior) . Make: Asian Paint / Berger / Ultratech - 20 Litre Can	Each	₹ 3,069.92	₹ 3,622.50	MR
31.0	Acrylic Distemper Easy Clean (Interior). Make: Asian Paint / Berger / Ultratech - 20 Litre Can	Each	₹ 9,209.75	₹ 10,867.50	MR
32.0	Acrylic Distemper (Exterior) Make: Asian Paint / Berger / Ultratech - 20 Litre Can	Each	₹ 3,274.58	₹ 3,864.00	MR
33.0	Primer Paint for Cement Wall (Interior): Make: Asian Paint / Berger / Ultratech - 20 Litre Can	Each	₹ 1,790.78	₹ 2,113.13	MR
34.0	Primer Paint for Cement Wall. Make: Asian Paint / Berger / Ultratech - 20 Litre Can	Each	₹ 2,558.26	₹ 3,018.75	MR
35.0	Providing and fixing double scaffolding system (cup lock type) on the exterior side, up to seven story height made with 40 mm dia M.S. tube 1.5 m centre to centre, horizontal & vertical tubes joining with cup & lock system with M.S. tubes, M.S. tube chollies, M.S. clamps and M.S. staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for the required duration as approved and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connection with the building etc wherever required for inspection of work at required locations with essential safety features for the workmen etc. complete as per directions and approval of Engineer-in-charge. The elevational area of the scaffolding shall be measured for payment purpose. The payment will be made once irrespective of duration of scaffolding. Note: - This item to be used for maintenance work judiciously, necessary deduction for scaffolding in the existing item to be done	SQM	₹ 286.65	₹ 338.25	DSR-23
	Electrical Items: Supply of Electrical items / accessories / equipments as per the approved make or instruction of the Engineer In-Charge or the product should be compatible with existing items/products of HIM Sambalpur				
36.0	Led Tube light 36 watt (Crompton / Wipro or Equivalent): 4 Feet	Nos	₹ 472.77	₹ 557.87	MR
37.0	Led Tube light 20 watt (Crompton / Wipro or Equivalent): 4 Feet	Nos	₹ 204.66	₹ 241.50	MR
38.0	Led Tube light 10 watt (Crompton / Wipro or Equivalent): 2 Feet	Nos	₹ 163.73	₹ 193.20	MR
39.0	Led ceiling light 12 watt (Crompton / Wipro or Equivalent): Circular	Nos	₹ 528.03	₹ 623.07	MR
40.0	Led ceiling light 18 watt (Crompton / Wipro or Equivalent): Circular	Nos	₹ 798.18	₹ 941.85	MR
41.0	Led Surface light 24 watt (Crompton / Wipro or Equivalent): Circular / Rectangular	Nos	₹ 1,080.61	₹ 1,275.12	MR
42.0	Exhaust Fan 300 mm Crompton: Metal body material, Heavy duty exhaust	Nos	₹ 2,548.03	₹ 3,006.68	MR
43.0	Exhaust Fan CROMPTON PVC EXHAUST FAN BRISK AIE NEO or Equivalent	Nos	₹ 1,376.55	₹ 1,624.33	MR
44.0	Bed lamp 0.5 watt: B22 type Holder, Crompton or Equivalent	Nos	₹ 40.93	₹ 48.30	MR
45.0	Bed lamp 5 watt: E27, Warm White type Holder (Ring type) Philips or Equivalent	Nos	₹ 118.70	₹ 140.07	MR
46.0	Bed lamp 3 watt: E27, Warm White type Holder (Ring type) Philips or Equivalent	Nos	₹ 92.10	₹ 108.68	MR
47.0	6 Amp Modular Switch (legrand) or Equivalent	Nos	₹ 89.03	₹ 105.05	MR
48.0	6 Amp Modular Switch (Anchor Roma) or Equivalent	Nos	₹ 51.17	₹ 60.38	MR
49.0	16 Amp Modular Switch (Anchor Roma) or Equivalent	Nos	₹ 122.80	₹ 144.90	MR
50.0	6 Amp Modular Socket (Anchor Roma) or Equivalent	Nos	₹ 117.68	₹ 138.86	MR
51.0	16 Amp Modular Switch (Anchor Roma) or Equivalent	Nos	₹ 179.08	₹ 211.31	MR
52.0	Fan Regulator 2 modular (Anchor legbrand) or Equivalent	Nos	₹ 634.45	₹ 748.65	MR
53.0	Fan Regulator 2 modular (Anchor Roma) or Equivalent	Nos	₹ 342.81	₹ 404.51	MR
54.0	06 Amp 3 Pin Top: 06 Amp 3-Pin Plug Top with Solid Brass Pins and an Indicator	Nos	₹ 56.28	₹ 66.41	MR
55.0	16 Amp 3 Pin Top: 16 Amp 3-Pin Plug Top with Solid Brass Pins and an Indicator	Nos	₹ 86.98	₹ 102.64	MR
56.0	Blank plate (Anchor Roma) or Equivalent	Nos	₹ 25.07	₹ 29.58	MR
57.0	PVC Self Adhesive Electrical Black tape (Steelgrip / Anchor / Pedelite / VCR): Dimension – 6.8 Mtr (L) x 1.8 CM (W) x 0.125MM	Nos	₹ 20.47	₹ 24.15	MR
58.0	HT Insulation Tape: Rubber Electrical Tape, Dimention: 3.8CM x 9Meter Length x 0.076 CM Thick (Scotch 23 or Equivalent make)	Each	₹ 724.50	₹ 854.91	MR
59.0	2.5 sq mm Copper wire (Finolex / Polycab / Havells / Equivalent) - Coil - 90 Meter Length: Flame Retardant (FR) insulated Industrial Cables	coil	₹ 3,202.94	₹ 3,779.48	MR
60.0	1.5 sq mm copper wire (Finolex / Polycab / Havells / Equivalent) - Coil - 90 Meter Length: Flame Retardant (FR) insulated Industrial Cables	coil	₹ 1,974.98	₹ 2,330.48	MR

CONSUMBABLES ITEM RATE CHART

61.0	1.00 sq mm copper wire (Finolex / Polycab / Havells / Equivalent) - Coil - 90 Meter Length: Flame Retardant (FR) insulated Industrial Cables	coil	₹ 1,361.00	₹ 1,605.98	MR
62.0	Decorative Bed/Night lamp with fittings & bulb: Metal frame, with Hard PVC / Fiber Body - 3 Watt to 9 Watt Bulb (Wipro / Philips / Cropmton)	nos	₹ 1,320.06	₹ 1,557.68	MR
63.0	Wall Mounted Decorative Study lamp with fittings, Bulbs 9 watt, with Metal / Hard PVC / Fiber Body, Metal Frame Support.	Nos	₹ 1,350.76	₹ 1,593.90	MR
64.0	25 mm width PVC Casing for exposed wall (1 Pc - 6 Feet)	Piece	₹ 112.56	₹ 132.83	MR
65.0	Casing Nails / Clamps (1 Packet - 100 Pcs)	Packet	₹ 51.17	₹ 60.38	MR
66.0	2 modular PVC Board with cover (Legrand / Anchor or Equivalent)	Nos	₹ 194.43	₹ 229.43	MR
67.0	3 modular PVC Board with cover (Legrand / Anchor or Equivalent)	Nos	₹ 160.66	₹ 189.58	MR
68.0	6 modular PVC Board with cover (Legrand / Anchor or Equivalent)	Nos	₹ 241.50	₹ 284.97	MR
69.0	8 modular PVC Board with cover (Legrand / Anchor or Equivalent)	Nos	₹ 316.20	₹ 373.12	MR
70.0	Wall plug 38mm (1 Packet - 100 Pcs)	Pac	₹ 81.86	₹ 96.60	MR
71.0	Screw 35X8 (1 Packet - 100 Pcs)	Pac	₹ 153.50	₹ 181.13	MR
72.0	Flexible pipe PVC 25 MM	Mtr	₹ 20.47	₹ 24.15	MR
73.0	AA Battery (Duracell)	Each	₹ 16.37	₹ 19.32	MR
74.0	AAA Battery (Duracell)	Each	₹ 16.37	₹ 19.32	MR
Electrical : Switch & Sockets					
75.0	LEGRAND ARTEOR (SWITCH MG SP 6A 1W) Model/Make: ARTEOR WHITE SQUARE	Each	₹ 128.00	₹ 151.03	MR
76.0	LEGRAND ARTEOR SOCKET (MG 6A 2/3 PIN) Model/Make: ARTEOR WHITE SQUARE	Each	₹ 175.09	₹ 206.60	MR
77.0	LEGRAND ARTEOR SWITCH (MG SP 20A 1W 1M) Model/Make: ARTEOR WHITE SQUARE	Each	₹ 265.65	₹ 313.47	MR
78.0	LEGRAND ARTEOR SOCKET (MGS SU 2M 16A) Model/Make: ARTEOR WHITE SQUARE	Each	₹ 353.80	₹ 417.48	MR
79.0	LEGRAND ARTEOR SOCKET (MGS SQ 2M 25 A) Model/Make: ARTEOR WHITE SQUARE	Each	₹ 429.87	₹ 507.25	MR
80.0	LEGRAND ARTEOR REGULATOR (100W 1M MGS) Model/Make: ARTEOR WHITE SQUARE	Each	₹ 694.31	₹ 819.29	MR
81.0	LEGARND MYRIUS SWITCH (6A 1W) Model/Make: MYRIUS WHITE	Each	₹ 80.13	₹ 94.55	MR
82.0	LEGARND MYRIUS SOCKET (6A 2/3 PIN) Model/Make: MYRIUS WHITE	Each	₹ 121.72	₹ 143.62	MR
83.0	LEGARND MYRIUS SOCKET (6/16A 5 PIN) Model/Make: MYRIUS WHITE	Each	₹ 275.89	₹ 325.55	MR
84.0	LEGARND MYRIUS SWITCH 25A SP WITH Indicator Model/Make: MYRIUS WHITE	Each	₹ 268.79	₹ 317.17	MR
85.0	LEGARND MYRIUS SOCKET 25A Model/Make: MYRIUS WHITE	Each	₹ 341.82	₹ 403.35	MR
86.0	LEGRAND MYRIUS FAN REGULATOR 2M Model/Make: MYRIUS WHITE	Each	₹ 597.42	₹ 704.96	MR
87.0	LEGRAND MYRIUS BLACK SOCKET 6A 2/3 PIN Model/Make: MYRIUS WHITE	Each	₹ 163.01	₹ 192.35	MR
88.0	LEGRAND MYRIUS BLACK SWITCH 16A 1W Model/Make: MYRIUS BLACK	Each	₹ 243.92	₹ 287.82	MR
89.0	LEGRAND MYRIUS BLACK SWITCH 6A 1 W Model/Make: MYRIUS BLACK	Each	₹ 120.75	₹ 142.49	MR
90.0	LEGRAND MYRIUS BLACK SOCKET 6/16A 5 PIN Model/Make: MYRIUS WHITE	Each	₹ 385.19	₹ 454.53	MR
91.0	LEGRAND MYLINK SWITCH 6A 1W Model/Make: MYLINC WHITE	Each	₹ 43.11	₹ 50.87	MR
92.0	LEGRAND MYLINK SWITCH 16A 1W Model/Make: MYLINC WHITE	Each	₹ 93.82	₹ 110.71	MR
93.0	LEGRAND MYLINK SOCKET 6A 2/3 PIN Model/Make: MYLINC WHITE	Each	₹ 107.35	₹ 126.67	MR
94.0	LEGRAND MYLINK SOCKET 6A 6/16A 5 PIN Model/Make: MYLINC WHITE	Each	₹ 164.82	₹ 194.49	MR
95.0	LEGRAND MYLINK GREY SWITCH 6A 1WAY Model/Make: MYLINC GREY	Each	₹ 58.93	₹ 69.53	MR
96.0	LEGRAND MYLINK GREY SOCKET 6A 2/3 PIN Model/Make: MYLINC GREY	Each	₹ 135.24	₹ 159.58	MR
97.0	LEGRAND MYLINK GREY SOCKET 16A 1 WAY Model/Make: MYLINC GREY	Each	₹ 117.85	₹ 139.07	MR
98.0	LEGRAND MYLINK GREY SOCKET 16A Model/Make: MYLINC GREY	Each	₹ 201.89	₹ 238.23	MR

CONSUMBABLES ITEM RATE CHART

99.0	LEGRAND MYLINK GREY RAGULATOR 1M Model/Make: MYRIUS BLACK	Each	₹ 728.12	₹ 859.18	MR
	Electrical : MCB & RCCB				
100.0	RCCB 2P 25A 30mA AC-TYPE Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 1,905.87	₹ 2,248.93	MR
101.0	RCCB 2P 40A 30mA AC-TYPE Model/Make: LEGRAND	Each	₹ 2,213.20	₹ 2,611.58	MR
102.0	RCCB 2P 63A 30mA AC-TYPE Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 2,849.89	₹ 3,362.87	MR
103.0	MCB 1P 10A C 10000A Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 190.69	₹ 225.01	MR
104.0	MCB 1P 16A C 10000A Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 190.69	₹ 225.01	MR
105.0	MCB 1P 25A C 10000A Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 190.69	₹ 225.01	MR
106.0	MCB 1P 40A C 10000A Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 432.60	₹ 510.47	MR
107.0	25A/30MA RCCB, 25AMP 2POLE RCCB, 30mA, Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 1,905.87	₹ 2,248.93	MR
108.0	40A/30MA RCCB 40AMP 2POLE RCCB, 30mA, Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 2,213.20	₹ 2,611.58	MR
109.0	63A/30MA RCCB, 63AMP 2POLE RCCB, 30mA, Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 2,720.35	₹ 3,210.02	MR
110.0	25A MCB 1P Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 190.69	₹ 225.01	MR
111.0	C10 MCB, 10 Amp Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 190.69	₹ 225.01	MR
112.0	C6 MCB, 6 Amp Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 190.69	₹ 225.01	MR
113.0	MCB, 40AMP, 4POLE Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 1,928.18	₹ 2,275.26	MR
114.0	MCB, 63AMP, 2POLE Model/Make: MCB,LEGRAND	Each	₹ 977.79	₹ 1,153.79	MR
115.0	4 Pole TPN, 63 AMP, Breaking Capacity: 10 kA, Protection Degree: IP20, Curve Type: B Curve Model/Make: LEGRAND / Schneider Electric / ABB	Each	₹ 2,852.97	₹ 3,366.51	MR
	Electrical : Wires				
116.0	WIRE 1.50 SQMM 180 FRLSH Model/Make: FINOLEX FRLSH - (Roll -180 MTR)	Each Roll	₹ 3,016.27	₹ 3,559.20	MR
117.0	WIRE 2.50 SQMM 180 FRLSH Model/Make: FINOLEX FRLSH - (Roll -180 MTR)	Each Roll	₹ 4,850.35	₹ 5,723.41	MR
118.0	WIRE 4 SQMM 180 FRLSH Model/Make: FINOLEX FRLSH - (Roll -180 MTR)	Each Roll	₹ 7,457.82	₹ 8,800.23	MR
119.0	WIRE 6 SQMM 180 FRLSH Model/Make: FINOLEX FRLSH - (Roll -180 MTR)	Each Roll	₹ 11,195.94	₹ 13,211.21	MR
	Electrical : Others		₹ 0.00	₹ 0.00	
120.0	1200MM CEILING FAN with all fittings, accessories, supports Model/Make: HAVELLS THRILL AIR / CROMPTON /PHILIPS (NOT BLDC)	Each	₹ 1,883.70	₹ 2,222.77	MR
121.0	BLDC 1200 mm BLDC Motor with Remote 3 Blade Ceiling Fan (Pack of 1) with all fittings, accessories, supports Model/Make: HHAVELLS / CROMPTON /PHILIPS / Equivalent	Each	₹ 3,375.88	₹ 3,983.54	MR
121.0	3 PHASE SUBMERSIBLE MOTOR STARTER MAKE- HAVELLS /CROMPTON/ L&T / Equivalent	Each	₹ 6,848.65	₹ 8,081.41	MR
122.0	Capacitor (2.5): Fan	Each	₹ 31.14	₹ 36.75	MR
	Supply of Carpentry materials/items as per the approved make or instruction of the Engineer In-Charge or the product should be compatible with existing items/products of IIM Sambalpur.				
122.0	Moortise Lock Godrej (4492- BM01 175mm 1CK ST)	Each	₹ 1,793.40	₹ 2,116.21	MR
123.0	Cylinder Godrej Lock: 4231- Ulturo Ultra XL+ 60mm 1CK ST 4K	Each	₹ 945.53	₹ 1,115.73	MR
124.0	Aldrop Lock - 250mm (Stainless Steel): Steel Stainless Steel Solid Aldrop	Each	₹ 467.16	₹ 551.25	MR
125.0	Fevicol SH Synthetic Resin Adhesive, 1 Kg	KG	₹ 311.44	₹ 367.50	MR
126.0	fevicol Heatx - Fast Setting Heatproof Adhesive	KG	₹ 516.10	₹ 609.00	MR
127.0	Screw (25mm Long)	Each	₹ 1.78	₹ 2.10	MR
128.0	Screw (50mm Long)	Each	₹ 2.67	₹ 3.15	MR
129.0	Screw (15mm Long) - SS	Each	₹ 1.33	₹ 1.58	MR
130.0	Screw (25mm Long) - SS	Each	₹ 1.78	₹ 2.10	MR

CONSUMBABLES ITEM RATE CHART

131.0	Screw (32mm Long) - SS	Each	₹ 2.22	₹ 2.63	MR
132.0	Screw (40mm Long) - SS	Each	₹ 2.67	₹ 3.15	MR
133.0	Screw (50mm Long) - SS	Each	₹ 3.11	₹ 3.68	MR
134.0	Screw (63mm Long) - SS	Each	₹ 5.78	₹ 6.83	MR
135.0	Grips (15mm Long)	Each	₹ 0.67	₹ 0.79	MR
136.0	Grips (25mm Long)	Each	₹ 0.89	₹ 1.05	MR
137.0	Grips (32mm Long)	Each	₹ 1.33	₹ 1.58	MR
138.0	Grips (40mm Long)	Each	₹ 1.56	₹ 1.84	MR
139.0	Grips (50mm Long)	Each	₹ 2.00	₹ 2.36	MR
140.0	Grips (63mm Long)	Each	₹ 2.45	₹ 2.89	MR
141.0	Hinge: 4 Inch SS type Hinge	Each	₹ 74.15	₹ 87.50	MR
142.0	Door Stopper: 4 inch Stainless Steel Silver Polished Double Square Rod Door Stopper with Bottom Rubber	Each	₹ 115.12	₹ 135.84	MR
143.0	Door Catcher: SS Magnetic Door Catcher with Fitting - Sleek Design - 3 to 4 Inch	Each	₹ 163.52	₹ 192.96	MR
144.0	Door Closer: Right hand and left hand opening doors. Mounting on door panel or door frame. Door weight up to 60kg. Door panel up to 1200mm width. Door opening up to 180-degree width. Adjustable closing and latching speed Adjustable closing speed in two independent ranges (15-180 Degree & 0 to 15 Degree). Door Width upto :1100 mm width. Product Sub Type Hydraulic. Withhold-open function. Weight 1.2 to 1.5 kg	Each	₹ 1,957.63	₹ 2,310.00	MR
145.0	Tower Bolt - 18 Inch SS Tower Bolt with Fittings, Godrej or Equivalent	Each	₹ 439.00	₹ 518.02	MR
146.0	Tower Bolt - 12 Inch SS Tower Bolt with Fittings, Godrej or Equivalent	Each	₹ 305.97	₹ 361.04	MR
147.0	Tower Bolt - 10 Inch SS Tower Bolt with Fittings, Godrej or Equivalent	Each	₹ 255.31	₹ 301.27	MR
148.0	Tower Bolt - 8 Inch: SS Tower Bolt with Fittings, Godrej or Equivalent	Each	₹ 194.43	₹ 229.43	MR
149.0	Tower Bolt - 4 Inch: SS Tower Bolt with Fittings, Godrej or Equivalent	Each	₹ 115.63	₹ 136.45	MR
150.0	Bed Handle: SS Stainless Steel 4 Inch Cabinet Chest Pull Handle Kadi for Furniture Bed Storage Box Drawer & Door	Each	₹ 90.05	₹ 106.26	MR
151.0	Sand Paper (Grit- 0 to 200): Sanding Papers 230 mm x 280 mm for Polishing, Paint & Corrosion Removal. (Brown type)	Each	₹ 8.44	₹ 9.96	MR
152.0	Sand Paper (Grit- 0 to 200): Abrasive Sand Paper Sheets with Silicon Carbide & Waterproofing, 150 Cw Wet & Dry Sanding Papers 230 mm x 280 mm for Polishing, Paint & Corrosion Removal (Carbide Dark Colour)	Each	₹ 20.36	₹ 24.03	MR
153.0	Drawer Lock: Almirah Wardrobe Lock with Key, Multipurpose Lock for Wooden Drawer, Wardrobe, Cabinete for Home & Office (SS Type, Polished Finish), BIFMA Certified, Color :Silver, Size :25 mm, More Details Make - Godrej	Each	₹ 354.06	₹ 417.80	MR
154.0	Drawer Lock: Almirah Wardrobe Lock with Key, Multipurpose Lock for Wooden Drawer, Wardrobe, Cabinete for Home & Office (SS Type, Polished Finish) Color :Silver, Size :22 mm, More Details Make - EBCO / GODREJ or Equivalent	Each	₹ 167.82	₹ 198.03	MR
155.0	WINDOW MOSQUITO NET: SS Net	Sqft	₹ 23.02	₹ 27.17	MR
156.0	Curtain Rod SS - 304: Circular type SS Polish with stainless steel (304 grade), Diameter of rod shall be 25 mm, thickness of rod should be 1.8mm to 2.0 mm, loading capacity minimum of 10 kg or more, Curtain Rod shall be rust proof, or as per approved by Engineer In charge/employer.	RMT	₹ 266.95	₹ 315.00	MR
157.0	Curtain Rod Clamp (Pair) SS - 304: Curtain Support Rod Brackets Clamps Holders Hooks (1 Pair - 2Nos)	Pair	₹ 94.50	₹ 111.51	MR
158.0	Curtain Rod Doom (Pair) SS - 304: Metal Solid Curtain Rod Bracket Finials (81x63 mm, Silver) Rounded Shape (1 Pair - 2 Nos)	Pair	₹ 220.01	₹ 259.61	MR
159.0	Drawer Handle - Stainless Steel: Cabinet Pull / Drawer / Cupboard Handle 100mm Make: Godrej or Equivalent	Nos	₹ 152.87	₹ 180.39	MR
160.0	Drawer Channel (1 Pair - 2 Nos): Drawer Channel Regular Close Ball Bearing Drawer Channel Length - 20 inch (Pair) 45kg capacity, 100% extension, BIMFA Certified for wooden and metal drawers in Kitchen, Wardrobe Make: Godrej or Equivalent (Pair - 1 Nos)	Pair	₹ 429.79	₹ 507.15	MR
Supply of Electrical, Electronic equipments for Hi-Wall AC Accessories (Water cooled AC) - HVAC / Cooling system with all complete as per the Instruction of the Engineer In-Charge.					
161.0	PCB: PCB for Water cooled Hi-Wall unit AC.	Each	₹ 6,762.71	₹ 7,980.00	MR
162.0	FCU BLOWER MOTOR (Double Shaft): Motor having 920 RPM, Voltage Capacity - 230V, having 50 hz, Single Phase,	Each	₹ 2,491.53	₹ 2,940.00	MR
163.0	SWING MOTORS: SYNCHRONISE MOTOR Swing Motor 12 Volt DC for Hi-Wall AC unit / Split AC Unit,	Each	₹ 711.86	₹ 840.00	MR
164.0	GLASS FUSE: 5A	Each	₹ 8.90	₹ 10.50	MR
165.0	GLASS FUSE: 6A	Each	₹ 13.35	₹ 15.75	MR
166.0	CAPACITOR: FCU Capacitor having 4µF, 440-VAC, +/-5% 50HZ	Each	₹ 578.39	₹ 682.50	MR
167.0	Actuator: Electrothermic Actuator 230V AC type, 50/60 Hz, having IP44 rating of WATTS makes model 22CX 230VNC or equivalent for turning On/Off.	Each	₹ 1,764.00	₹ 2,081.52	MR

CONSUMBABLES ITEM RATE CHART

168.0	AC DISPLAY: 08 to 10 Pin connector AC Display for Hi-wall / Split AC unit, as per suitability model/ requirement.	Each	₹ 2,609.43	₹ 3,079.13	MR
169.0	MULTI STRAIN COPPER WIRE: 0.5 mm Copper wire for Split AC PCB works (Multi Colour) (01 Roll - 230 Meter). Wire Gauge: 30AWG (American Wire Gauge)	Each	₹ 460.49	₹ 543.38	MR
170.0	03 CORE COPPER CABLE WITH 3 PIN TOP: Copper Cable length 1.5 Meter and 03 Pin Top capacity of 16 Amp	Each	₹ 153.50	₹ 181.13	MR
171.0	BLOWER MOTOR: Motor for Hi-Wall unit (Water Cooled type AC) having capacity of 20 Watt, 0.10-0.3 A, 900-1500 RPM, Frequency - 50/60 Hz,	Each	₹ 2,814.09	₹ 3,320.63	MR
172.0	Y Strainer: 15 mm Brass Ball Valve with Integral Strainer & Flare Nut (For FCU, Hi-Wall Unit) (Make - Zoloto/Sant)	Each	₹ 1,381.46	₹ 1,630.13	MR
173.0	Y Strainer: 25 mm Brass Ball Valve with Integral Strainer & Flare Nut (For FCU, Hi-Wall Unit) (Make - Zoloto/Sant)	Each	₹ 1,432.63	₹ 1,690.50	MR
174.0	BALL VALVE: Brass type Ball Vale 15 mm (Make - Zoloto/Sant)	Each	₹ 304.94	₹ 359.84	MR
175.0	BALL VALVE: Brass type Ball Vale 20 mm (Make - Zoloto/Sant)	Each	₹ 437.97	₹ 516.81	MR
176.0	BALL VALVE: Brass type Ball Vale 25 mm (Make - Zoloto/Sant)	Each	₹ 663.10	₹ 782.46	MR
177.0	BALL VALVE: Brass type Ball Vale 32 mm (Make - Zoloto/Sant)	Each	₹ 1,186.01	₹ 1,399.49	MR
178.0	BALL VALVE: Brass type Ball Vale 40 mm (Make - Zoloto/Sant)	Each	₹ 1,806.13	₹ 2,131.24	MR
179.0	BALL VALVE: Brass type Ball Vale 50 mm (Make - Zoloto/Sant)	Each	₹ 2,276.85	₹ 2,686.69	MR
180.0	PRESSURE GAUGE: Range 0-40 kg/cm2 with PSI Back Entry Bourdon Tube Pressure Gauge 212-53-63-BACK-40 KG	Each	₹ 1,688.45	₹ 1,992.38	MR
181.0	Connection Pipe (FCU): 24 Inches Silver Chrome Finish Connection Pipe (Pack of 2 Piece), Stainless Steel Material,	Each	₹ 848.32	₹ 1,001.02	MR
182.0	Brown Tape: Brown Tape length of 65 meter , 48 mm/2 inch Width having 42 Micron Brown thickness.	Each	₹ 44.49	₹ 52.50	MR
	Supply of Plumbing materials/items as per the approved make or instruction of the Engineer In-Charge or the product should be compatible with existing items/products of IIM Sambalpur.				
183.0	Mirror (18" x 24") 5mm Thickness with Polish	Nos	₹ 562.82	₹ 664.13	MR
184.0	Mirror (60"x 24") - 5mm Thickness with Polish	Nos	₹ 2,148.94	₹ 2,535.75	MR
185.0	Diverter Spring: Suitable for JAQUAR Type Concealed Diverter Cartridge Faucet	Nos	₹ 30.70	₹ 36.23	MR
186.0	Shower Knob: for Diverter - Push type button assembly Suitable for JAQUAR Type Concealed Diverter Cartridge Faucet	Nos	₹ 102.33	₹ 120.75	MR
187.0	Health Faucet - ABS Chrome Finish Health Faucet wall mounted type, length - 1200mm or more, easy-to-use lever mechanism with locking system.	Nos	₹ 851.39	₹ 1,004.64	MR
188.0	Wash Basin Counter Type (18" to 24"): White Vitreous China Wash Basin for Counter Slab with fittings	Nos	₹ 1,786.69	₹ 2,108.30	MR
189.0	Liquid Soap Dispenser: 200ml to 300ml capacity with ABS Plastic material Liquid soap Dispenser with push type button for dispense of liquid.	Nos	₹ 748.04	₹ 882.68	MR
190.0	Hinges for Premium Seat Cover of Water Closer / WC	Nos	₹ 81.86	₹ 96.60	MR
191.0	WC Toilet Seat Cover: Plastic Type, Oval round shape	Each	₹ 1,023.31	₹ 1,207.50	MR
192.0	Diverter Screw having Allen Key Groove	Nos	₹ 20.47	₹ 24.15	MR
193.0	Vitreous china extended wall mounting water closet approved shape, make including providing & fixing white vitreous china cistern with dual flush fitting, of flushing capacity 4-6 litre/ 8-10 litre (adjustable to 5 litre/ 10 litres), including seat cover, and cistern fittings, nuts, bolts and gasket etc complete	Nos	₹ 11,350.50	₹ 13,393.59	MR
194.0	Stainless Steel Jali 100mm	Nos	₹ 56.28	₹ 66.41	MR
195.0	Vitreous china urinal partition: With all fittings, Screws , clamps etc.	No	₹ 2,716.88	₹ 3,205.91	MR
196.0	22.2MM (3/4") CPVC COUPLER	Nos	₹ 12.28	₹ 14.49	MR
197.0	22.2MM (3/4") CPVC END CAP	Nos	₹ 10.23	₹ 12.08	MR
198.0	Hindware Wall Mixer - ASPIRO	Nos	₹ 4,420.68	₹ 5,216.40	MR
199.0	CPVC Solvent Cement 473ML-TIN (P24)	PCS	₹ 625.24	₹ 737.78	MR
200.0	CPVC Solvent Cement 100ML-TIN (P24)	PCS	₹ 155.54	₹ 183.54	MR
201.0	PPR Hook	Nos	₹ 10.23	₹ 12.08	MR
202.0	1/2" Thread Seal Top Hp	Nos	₹ 20.47	₹ 24.15	MR
203.0	22.2X15.9MM(3/4X1/2) cpvc top BOTTOM7"MIX (Triangle)	Nos	₹ 296.76	₹ 350.18	MR
204.0	Angle Cock: CP Brass Angle Cock with wall flange	Nos	₹ 576.12	₹ 679.82	MR
205.0	Connection Tube (2 feet) - Watertec or Equivalent PVC body suitable for Hot & Cold water.	Nos	₹ 112.56	₹ 132.83	MR
206.0	Towel Rod 24": CP Brass Towerl Rod with Screws and Fittings. Hindware / Jaquar	Nos	₹ 1,040.70	₹ 1,228.03	MR
207.0	3/4"X1/2" CPVC REDUCER: CP Brass with thread	Nos	₹ 15.35	₹ 18.11	MR
208.0	Shower with arm: Crome finish shower rose with handle and flange of Hindware/Jaquar make.	Nos	₹ 1,000.79	₹ 1,180.94	MR
209.0	M Seal: M-Seal 25 gm Phataphat Fast Curing Epoxy Compound	Each	₹ 9.75	₹ 11.50	

CONSUMBABLES ITEM RATE CHART

210.0	Supply of Chlorinated Polyvinyl Chloride (CPVC) pipes of ISI marked, having thermal stability for hot & cold water supply as per the instruction of Engineer In-Charge.		₹ 0.00	₹ 0.00	
210.1	20 mm nominal dia Pipes	Meter	₹ 84.93	₹ 100.22	MR
210.2	25 mm nominal dia Pipes	Meter	₹ 133.03	₹ 156.98	MR
210.3	32 mm nominal dia Pipes	Meter	₹ 241.50	₹ 284.97	MR
210.4	40 mm nominal dia Pipes	Meter	₹ 345.54	₹ 407.73	MR
210.5	50 mm nominal dia Pipes	Meter	₹ 460.49	₹ 543.38	MR
210.0	Supply of Chlorinated Polyvinyl Chloride (CPVC) ELBO of ISI marked, having thermal stability for hot & cold water supply as per the instruction of Engineer In-Charge.		₹ 0.00	₹ 0.00	
210.1	20 mm nominal dia Pipes	Each	₹ 14.33	₹ 16.91	MR
210.2	20 mm nominal dia Pipes (Brass Elbo)	Each	₹ 54.24	₹ 64.00	MR
210.3	25 mm nominal dia Pipes	Each	₹ 38.89	₹ 45.89	MR
211.0	Providing and fixing G.I. pipes complete with G.I. fittings and clamps, including cutting and making good the walls etc.		₹ 0.00	₹ 0.00	
211.1	15 mm nominal dia Pipes	Meter	₹ 310.51	₹ 366.40	DSR-23
211.2	20 mm nominal dia Pipes	Meter	₹ 370.59	₹ 437.30	DSR-23
211.3	25 mm nominal dia Pipes	Meter	₹ 467.54	₹ 551.70	DSR-23
211.4	32 mm nominal dia Pipes	Meter	₹ 565.25	₹ 667.00	DSR-23
211.5	40 mm nominal dia Pipes	Meter	₹ 688.05	₹ 811.90	DSR-23
211.6	50 mm nominal dia Pipes	Meter	₹ 888.43	₹ 1,048.35	DSR-23
212.0	Supply of gun metal gate valve with C.I. wheel of approved quality (screwed end) :		₹ 0.00	₹ 0.00	
212.1	20 mm nominal dia Pipes	Each	₹ 527.12	₹ 622.00	DSR-23
212.2	25 mm nominal dia Pipes	Each	₹ 456.78	₹ 539.00	DSR-23
212.3	32 mm nominal dia Pipes	Each	₹ 583.90	₹ 689.00	DSR-23
212.4	40 mm nominal dia Pipes	Each	₹ 700.00	₹ 826.00	DSR-23
212.5	50 mm nominal dia Pipes	Each	₹ 869.49	₹ 1,026.00	DSR-23
212.6	65 mm nominal dia Pipes	Each	₹ 1,476.27	₹ 1,742.00	DSR-23
212.7	80 mm nominal dia Pipes	Each	₹ 2,206.78	₹ 2,604.00	DSR-23
213.0	Supply of ball valve (brass) of approved quality, High or low pressure, with plastic floats complete		₹ 0.00		
213.1	15 mm nominal dia Pipes	Each	₹ 344.79	₹ 406.85	DSR-23
213.2	20 mm nominal dia Pipes	Each	₹ 391.95	₹ 462.50	DSR-23
213.3	25 mm nominal dia Pipes	Each	₹ 393.26	₹ 464.05	DSR-23
214.0	Providing and fixing gun metal non- return valve of approved quality (screwed end) :		₹ 0.00	₹ 0.00	
214.1	25 mm nominal dia Pipes (Vertical / Horizontal)	Each	₹ 528.90	₹ 624.10	DSR-23
214.2	32 mm nominal dia Pipes (Vertical / Horizontal)	Each	₹ 720.55	₹ 850.25	DSR-23
214.3	40 mm nominal dia Pipes (Vertical / Horizontal)	Each	₹ 961.02	₹ 1,134.00	DSR-23
214.4	50 mm nominal dia Pipes (Vertical / Horizontal)	Each	₹ 1,224.58	₹ 1,445.00	DSR-23
214.5	65 mm nominal dia Pipes (Vertical / Horizontal)	Each	₹ 1,941.53	₹ 2,291.00	DSR-23
214.6	80 mm nominal dia Pipes (Vertical / Horizontal)	Each	₹ 3,266.95	₹ 3,855.00	DSR-23
215.0	Supply of UPVC pipes of ISI marked, having thermal stability for hot & cold water supply as per the instruction of Engineer In-Charge.		₹ 0.00	₹ 0.00	
215.1	20 mm nominal dia Pipes	Meter	₹ 75.04	₹ 88.55	MR
215.2	25 mm nominal dia Pipes	Meter	₹ 105.74	₹ 124.78	MR
215.3	32 mm nominal dia Pipes	Meter	₹ 146.67	₹ 173.08	MR
215.4	40 mm nominal dia Pipes	Meter	₹ 177.37	₹ 209.30	MR
215.5	50 mm nominal dia Pipes	Meter	₹ 272.88	₹ 322.00	MR
	Supply of Fertilizer		₹ 0.00	₹ 0.00	
216.0	UREA - (Bag - 45KG)	Each	₹ 337.69	₹ 398.48	MR
217.0	POTASH - (Bag - 50KG)	Each	₹ 1,586.12	₹ 1,871.63	MR
218.0	VERMI COMPOST (Bag - 50 Kg)	Each	₹ 511.65	₹ 603.75	MR
219.0	NPK (Bag - 50kg)	Each	₹ 1,432.63	₹ 1,690.50	MR
220.0	NPK (Bag - 1kg) - Spary Type	Bag	₹ 184.19	₹ 217.35	MR

Annexure - III				
Electrical Tools & Tackles Items Rates				
Sl No	Item Description	Minimum Technical Specification	Unit Rate (₹, Excl. GST)	Unit Rate (₹, incl. GST)
1	Insulated Screwdriver Set	Flat & Philips, VDE, 1000V	₹ 177.97	₹ 210.00
2	Combination Plier	200 mm, insulated	₹ 250.85	₹ 296.00
3	Long Nose Plier	200 mm, insulated	₹ 238.14	₹ 281.00
4	Side Cutting Plier	180–200 mm, insulated	₹ 216.95	₹ 256.00
5	Wire Stripper	0.5–6 sq mm	₹ 169.49	₹ 200.00
6	Electrical Knife	Insulated handle	₹ 350.85	₹ 414.00
7	Measuring Tape	5 m	₹ 242.37	₹ 286.00
8	Line Tester	110–500 V AC	₹ 169.49	₹ 200.00
9	Insulated Gloves	11 kV rated	₹ 494.07	₹ 583.00
10	Fire-Retardant Clothing	Arc-resistant	₹ 3,388.14	₹ 3,998.00
11	Safety Helmet	IS 2925	₹ 93.22	₹ 110.00
12	Safety Goggles	Impact resistant	₹ 508.47	₹ 600.00
13	Safety Shoes	Electrical grade	₹ 1,440.68	₹ 1,700.00
14	Allen Key Set	Metric 2–12 mm	₹ 225.42	₹ 266.00
15	Hammer	0.5 kg	₹ 330.51	₹ 390.00
16	Adjustable Spanner	200–300 mm	₹ 381.36	₹ 450.00
17	Ring Spanner Set	6–32 mm	₹ 2,014.41	₹ 2,377.00
18	Combination Spanner Set	6–32 mm	₹ 2,341.53	₹ 2,763.00
19	Magnetic Screwdriver Set	Precision type	₹ 467.80	₹ 552.00
20	Torque Wrench	20–200 Nm	₹ 8,351.69	₹ 9,855.00
21	Drill Machine	750 W, reversible	₹ 7,930.51	₹ 9,358.00
22	Wire Cutter	300 mm	₹ 1,988.98	₹ 2,347.00
23	Hacksaw Frame	300 mm blade	₹ 262.71	₹ 310.00
24	Spirit Level	600 mm	₹ 432.20	₹ 510.00
25	Digital Multimeter	AC/DC, continuity	₹ 6,610.17	₹ 7,800.00
26	Clamp Meter	AC up to 200 A	₹ 7,372.88	₹ 8,700.00
27	Earth Resistance Tester	Digital, 3/4 pole	₹ 7,203.39	₹ 8,500.00
28	Phase Sequence Indicator	415 V, 3-phase	₹ 1,949.15	₹ 2,300.00
29	Non-Contact Voltage Tester	90–1000 V AC	₹ 847.46	₹ 1,000.00
30	Cable Crimping Tool	16–300 sq mm	₹ 3,898.31	₹ 4,600.00
31	Crocodile Clamp Set	Insulated, LT panels	₹ 669.49	₹ 790.00
32	Discharge Rod	2 m, HT rated	₹ 3,813.56	₹ 4,500.00
33	Insulated Rubber Mat	IS 15652	₹ 1,779.66	₹ 2,100.00
34	Busbar Cleaning Kit	Non-conductive	₹ 2,457.63	₹ 2,900.00
35	Torx Tool Set	T9–T40	₹ 3,050.85	₹ 3,600.00
36	Precision Screwdriver Set	Control panels	₹ 835.59	₹ 986.00
37	Ferrule Crimping Tool	0.25–6 sq mm	₹ 813.56	₹ 960.00
38	Full Body Safety Harness	IS 3521	₹ 1,949.15	₹ 2,300.00
39	FRP Insulated Ladder	6–8 ft	₹ 4,576.27	₹ 5,400.00
40	LOTO Kit	Electrical type	₹ 2,100.85	₹ 2,479.00
41	Barricading & Signage Set	Electrical safety	₹ 5,423.73	₹ 6,400.00
42	Torch Light	LED, rechargeable	₹ 1,864.41	₹ 2,200.00
43	Blower	Electric, portable	₹ 2,754.24	₹ 3,250.00
44	Tool Box / Trolley	Industrial grade	₹ 1,254.24	₹ 1,480.00
45	First Aid Box	Electrical maintenance	₹ 423.73	₹ 500.00
46	Air Circuit Breaker lifting trolley	Air Circuit breaker maintenance	₹ 29,661.02	₹ 35,000.00
47	Soldering iron set	Electrical maintenance	₹ 296.61	₹ 350.00

HVAC Tools Item Rates				
Sl No	Item Name	Minimum Technical Specification	Unit Rate (₹, Excl. GST)	Unit Rate (₹, incl. GST)
1	Screwdriver Set	Insulated, Flat + Phillips, 6 pcs	₹ 254.24	₹ 300.00
2	Combination Plier	Insulated handle, 200 mm	₹ 389.83	₹ 460.00
3	Long Nose Plier	Insulated, 150 mm	₹ 238.14	₹ 281.00
4	Adjustable Spanner	Chrome-vanadium steel, 200 mm	₹ 236.44	₹ 279.00
5	Allen Key Set	1.5–10 mm, hardened steel	₹ 993.22	₹ 1,172.00
6	Measuring Tape	Steel blade, lock type, 5 m	₹ 338.14	₹ 399.00
7	Utility Knife	Retractable blade, heavy duty	₹ 184.75	₹ 218.00
8	Torch Light	Rechargeable LED	₹ 1,864.41	₹ 2,200.00
10	Safety Shoes	Steel toe, IS certified	₹ 1,440.68	₹ 1,700.00
11	Safety Helmet	IS certified	₹ 93.22	₹ 110.00
12	Safety Goggles	Anti-fog, impact resistant	₹ 508.47	₹ 600.00
13	Manifold Gauge Set	R22/R134a/R410A compatible	₹ 1,748.31	₹ 2,063.00
14	Vacuum Pump	2 CFM, single phase	₹ 6,101.69	₹ 7,200.00
15	Refrigerant Recovery Machine	HFC/HCFC compatible	₹ 2,288.14	₹ 2,700.00
16	Electronic Leak Detector	Halogen/HFC compatible	₹ 4,660.17	₹ 5,499.00
17	Tube Cutter (Copper)	6–42 mm	₹ 1,694.92	₹ 2,000.00
18	Tube Bender	Copper pipe, 6–22 mm	₹ 3,644.07	₹ 4,300.00
19	Flaring Tool Set	1/4"–3/4", eccentric type	₹ 2,127.97	₹ 2,511.00
20	Swaging Tool Set	Copper tube compatible	₹ 2,117.80	₹ 2,499.00
21	Nitrogen Regulator & Cylinder	Dual gauge, industrial	₹ 3,220.34	₹ 3,800.00
22	Digital Clamp Meter	0–600 A, AC	₹ 27,089.83	₹ 31,966.00
23	Digital Multimeter	True RMS	₹ 27,796.61	₹ 32,800.00
24	Infrared Thermometer		₹ 4,361.02	₹ 5,146.00
25	Coil Cleaning Pump	Chemical resistant	₹ 8,896.61	₹ 10,498.00
26	Wet & Dry Vacuum Cleaner	30–50 L, industrial	₹ 6,436.44	₹ 7,595.00
27	Step Ladder	FRP / Aluminium, 6 ft	₹ 6,796.61	₹ 8,020.00
28	Drilling Machine	650–800 W, rotary	₹ 4,244.92	₹ 5,009.00
29	Angle Grinder	850–1000 W, 100 mm	₹ 3,797.46	₹ 4,481.00
31	Grease Gun	Manual	₹ 944.92	₹ 1,115.00

Plumbing Tools Item Rates				
SI No	Item Name	Minimum Technical Specification	Unit Rate (₹, Excl. GST)	Unit Rate (₹, incl. GST)
1	Pipe Wrench	Forged steel, 300 mm (12 inch)	₹ 762.71	₹ 900.00
2	Adjustable Spanner	Chrome-vanadium steel, 200 mm (8 inch)	₹ 1,483.05	₹ 1,750.00
3	Open End Spanner Set	6 mm – 24 mm, drop forged	₹ 881.36	₹ 1,040.00
4	Combination Plier	Insulated handle, 200 mm	₹ 389.83	₹ 460.00
5	Cutting Plier	Hardened edge, 180 mm	₹ 211.86	₹ 250.00
6	Screwdriver Set	Flat + Phillips, insulated, 6 pcs	₹ 254.24	₹ 300.00
7	Hacksaw Frame	Adjustable, 300 mm blade	₹ 220.34	₹ 260.00
8	Hacksaw Blade	Bi-metal, 24 TPI	₹ 338.98	₹ 400.00
9	Measuring Tape	Steel blade, lock type, 5 m	₹ 101.69	₹ 120.00
10	Spirit Level	Aluminium body, 300 mm	₹ 254.24	₹ 300.00
11	Utility Knife	Retractable blade, heavy duty	₹ 211.86	₹ 250.00
12	PTFE Tape	12 mm × 10 m	₹ 16.95	₹ 20.00
13	Rubber Mallet	500 g	₹ 338.98	₹ 400.00
14	Safety Gloves surgical type	PVC / rubber coated	₹ 1,694.92	₹ 2,000.00
16	Pipe Wrench Set	300 / 450 / 600 mm	₹ 3,644.07	₹ 4,300.00
17	Chain Pipe Wrench	For 50–300 mm dia pipes	₹ 8,983.05	₹ 10,600.00
18	Basin Wrench	Adjustable, 250 mm	₹ 483.05	₹ 570.00
19	Pipe Cutter (GI/CI)	15–50 mm dia	₹ 1,101.69	₹ 1,300.00
20	PVC Pipe Cutter	Up to 63 mm dia	₹ 737.29	₹ 870.00
21	Drain Cleaning Rod	Flexible, 10 m	₹ 491.53	₹ 580.00
23	Step Ladder	FRP / Aluminium, 6 ft	₹ 4,237.29	₹ 5,000.00
24	Dewatering Pump	Submersible, 1 HP	₹ 5,932.20	₹ 7,000.00
25	Angle Grinder	850–1000 W, 100 mm wheel	₹ 1,016.95	₹ 1,200.00