



Basic Details

Organisation Chain	Department of Pharmaceuticals National Institute of Pharmaceutical Education and Research (NIPER) Guwahati		
Tender Reference Number	NIPER-G/SnP/193/CMC-CAF/25-26		
Tender ID	2026_MCF_833230_1		
Tender Type	Open Tender	Form of contract	Supply
Tender Category	Services	No. of Covers	2
Payment Mode	Offline	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No		

Payment Instruments

Offline	S.No	Instrument Type
	1	As Per Tender Document

Cover Details, No. Of Covers - 2

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical	.pdf	Technical Bid
2	Finance	.xls	Financial Bid

Tender Fee Details, [Total Fee in ₹ * - 0.00]

Tender Fee in ₹	0.00	Fee Payable To	NA	Fee Payable At	NA
Tender Fee Exemption Allowed	NA				

EMD Fee Details

EMD Amount in ₹	1,35,000	EMD Exemption Allowed	Yes
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	Director, NIPER-Guwahati	EMD Payable At	Changsari

Work /Item(s)

Title	Comprehensive Annual Maintenance Contract (CAMC) for Operation and Maintenance of Electro-mechanical services for Central Animal Facility at NIPER Guwahati				
Work Description	Comprehensive Annual Maintenance Contract (CAMC) for Operation and Maintenance of Electro-mechanical services for Central Animal Facility at NIPER Guwahati				
Pre Qualification Details	Please refer Tender documents.				
Tender Value in ₹	1	Product Category	Miscellaneous Services	Sub category	NA
Contract Type	Tender	Bid Validity(Days)	90	Period Of Work(Days)	365
Location	NIPER-Guwahati, Changsari	Pincode	781101	Pre Bid Meeting Place	NA
Pre Bid Meeting Address	NA	Pre Bid Meeting Date	NA	Bid Opening Place	NIPER-Guwahati, Changsari

Critical Dates

Publish Date	24-Mar-2026 01:00 PM	Bid Opening Date	20-Apr-2026 02:30 PM
Document Download / Sale Start Date	24-Mar-2026 01:00 PM	Document Download / Sale End Date	20-Apr-2026 02:00 PM
Clarification Start Date	24-Mar-2026 01:00 PM	Clarification End Date	31-Mar-2026 10:00 AM
Bid Submission Start Date	04-Apr-2026 09:00 AM	Bid Submission End Date	20-Apr-2026 02:00 PM

Tender Documents

NIT Document	S.No	Document Name	Description	Document Size (in KB)
		1	Tendernotice_1.pdf	Comprehensive Annual Maintenance Contract (CAMC) for Operation and Maintenance of Electro-mechanical services for Central Animal Facility at NIPER Guwahati

Work Item Documents	S.No	Document Type	Document Name	Description	Document Size (in KB)
		1	Tender Documents	CMCCAHF.pdf	Comprehensive Annual Maintenance Contract (CAMC) for Operation and Maintenance of Electro-mechanical services for Central Animal Facility at NIPER Guwahati

Tender Inviting Authority

Name	Director, NIPER-Guwahati
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Address	NIPER Guwahati, SilaKatamur, Halugurisuk, Changsari, Kamrup, Assam-781101.
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Tender Creator Details	
Created By	Gitartha Goswami
Designation	Assistant Registrar
Created Date	24-Mar-2026 12:48 PM



TENDER ENQUIRY THROUGH CPPP (e-publishing)

FOR

**COMPREHENSIVE ANNUAL MAINTENANCE
CONTRACT (CAMC) FOR
OPERATION AND MAINTENANCE OF ELECTRO-
MECHANICAL SERVICES FOR THE CENTRAL
ANIMAL FACILITY AT NIPER-GUWAHATI**

Enquiry No.: NIPER-G/S&P/193/CMC-CAF/2025-26/.....⁴²¹

Date: 24/03/2026

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**NATIONAL INSTITUTE OF PHARMACEUTICAL EDUCATION AND
RESEARCH-GUWAHATI**

*Department of Pharmaceuticals, Ministry of Chemicals and Fertilizers Government of India
SilaKatamur, Halugurisuk, Changsari, Kamrup, Assam-781101, India*

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राष्ट्रीय औषधीय शिक्षा एवं अनुसंधान संस्थान, गुवाहाटी
NATIONAL INSTITUTE OF PHARMACEUTICAL EDUCATION AND RESEARCH-GUWAHATI
(Department of Pharmaceuticals, Ministry of Chemicals and Fertilizers, Govt. of India)
Silakatumur (Halugurisuk), P.O.: Changsari, Dist: Kamrup, Assam, Pin: 781101

F. No: NIPER-G/S&P/193/CMC-CAF/2025-26/421

दिनांक/Date: 24/03/2026

विषय/Sub: Tender Enquiry for “Comprehensive Annual Maintenance Contract (CAMC) for Operation and maintenance of electro-mechanical services for the Central Animal Facility at NIPER-Guwahati”-reg.

Director, NIPER-Guwahati hereinafter called the ‘Purchaser’ invites quotation as per the details given in the table below. Please provide information for all the points with documentary evidence to support your claim.

DESCRIPTION OF ITEM		
Sl. No.	Particulars	Qty.
1.	Comprehensive Annual Maintenance Contract (CAMC) for Operation and maintenance of electro-mechanical services for the Central Animal Facility at NIPER-Guwahati	01

- Each complete set of bidding documents may be downloaded by the bidders from the CPP portal or NIPER Guwahati website <http://niperguwahati.ac.in> free of cost.
- Bids will be opened in the presence of Bidders' authorized representatives who choose to attend at the specified date and time. In the event of the date specified for bid receipt and opening being declared as a closed holiday for purchaser's office, the due date for submission of bids and opening of bids will be the following working day.

CRITICAL DATES		
Sl. No.	Particulars	Date and time
1.	Pre-bid meeting	1 st April 2026 at 3:00pm
2.	Receipt of queries	31 st March 2026 up to 10:00am
3.	Incorporation of agreed changes/amendments, if any, on CPPP and institute website	3 rd April 2026 up to 6:00pm

QUALIFYING CRITERIA FOR PARTICIPATING IN THE TENDER

1. The bidder should Registered with Govt. / Semi Govt. Dept. / Govt. Autonomous Body/Reputed private organization for similar type of HVAC, BMS and allied works.
2. Must have experience of successful execution of similar critical AMC/CMC works comprising HVAC, electrical systems, BMS, CCTV, Access Control system, Fire alarm and Door Interlock system and other allied Equipment of at least one AMC/CMC work of value not less than **Rs. 39.20 Lakh per annum** OR two AMC/CMC works of value not less than **Rs. 29.40 Lakh per annum** OR three AMC/CMC works of value not less than **Rs. 19.60 Lakh per annum** in any Govt./semi Govt. departments / Govt. Autonomous body/ Reputed private organization in India within last seven years. These are to be supported by copies of work order and completion certificates from clients.
3. Must have satisfactory performance record in all similar works executed during last Three (03) years. Satisfactory performance certificate of at least one AMC/CMC of works comprising HVAC, electrical systems, BMS, CCTV, Access Control system, fire alarm and Door Interlock system and allied Equipment in any Govt. /semi-Govt. departments / Govt. Autonomous body/ Reputed private organization shall be enclosed. The institute reserves the right to take inputs regarding performance of a bidder on any similar work (ongoing or completed) from a client whether disclosed in the tender or not. If any such report from a client is found to be unsatisfactory the tender is liable to be rejected.
4. The bidder must have provided authorization certificate by OEM about providing spare parts & service support to the bidder for maintenance of Chiller and other critical equipment's. A letter from the OEM confirming such support shall be enclosed.
5. Copy of PAN card & GST Registration certificate.
6. Minimum average financial annual Turnover in one year during the last three (03) consecutive years should not be less than **₹ 25.00 lakhs**. This should be supported by turnover certificate and audited balanced sheet.

SPECIAL CONDITIONS OF CONTRACT

SECTION - 1

1.1 Scope of Works:

“Annual Maintenance Contract for operation and maintenance of electro-mechanical services for the Central animal facility at NIPER, Guwahati”.

1.2 Contract Period:

- 1.2.1 The initial contract period is **12 (Twelve) months**. However, the Institute reserves the right to extend the duration of contract and renew the same for a further period of one or more

years up to a maximum of three years with an escalation including of increments for rise of labour wages, wholesale price index under same terms and conditions of the contract.

1.2.2 The Performance Guarantee shall be valid up to the stipulated date of completion plus minimum 6 months beyond that. To cover the defect liability period of 6 months of the work, the Performance Guarantee shall be retained as Security Deposit. The same shall be returned after expiry of the defect liability period without any interest

1.3 Contractor's scope of work and responsibilities:

- a. All materials, equipment, consumable (Required for regular service and maintenance i.e old cloth, Grease/Oil, List of major consumable items attached with Part of I & II of Part B shall be provided by vendor), testing appliances, tools and tackles necessary for the CAMC shall be procured and engaged by the contractor at his own cost.
- b. Records of any addition or alterations made in the system during the tenure of this contract (whether by the CAMC contractor or any other firm or by NIPER GUWAHATI), have to be maintained by the contractor.
- c. All small fabrication works, repairs, servicing of machines / equipment / parts therein shall have to be carried out by the contractor within specified time. Contractor shall never say 'NO' to any of the requirement of NIPER GUWAHATI, which is in the area of CAMC's technical services, as found reasonable to be entrusted onto the contractor by Competent Authority. Reasonable amount shall be paid against bills for such works as certified by Competent Authority.
- d. While carrying out any of the works, the contractor should thoroughly clean the working area removing all the scraps generated during the work and maintain a cleanly environment inside NIPER GUWAHATI campus. Vacuum cleaner and wiping materials shall be used in cleaning.
- e. Providing all kinds of technician/labour as per contract and the expertise required to attend to the above work is included in the scope of work. However, consumable, workshop expenses, new addition and alteration work will be paid extra as per actual rate or agreed rate as applicable.
- f. Any debris generated during the course of maintenance and modification works are to be removed from the campus of NIPER GUWAHATI and suitably disposed of.
- g. All works to be carried out in accordance with relevant Indian Standards and as per Indian Electricity rule as amended.
- h. For carrying out the above job the contractor has to make his own arrangements for tools, tackles and measuring equipment, safety and protective devices for carrying out the work.
- i. As the work involved is quite specialized and continuous monitoring is required, absenteeism of the contractor's employees will not be tolerated. The Competent Authority is authorized to make penal deductions in the bills for the absenteeism and non-compliance of the work. The contractor will ensure proper supervision at all the time. In case of deficiency penalty will be imposed.
- j. All the labourers and expertise are included in the scope of work. No extra payment will be made for carrying out routine maintenance, preventive maintenances and breakdown maintenance works. Proper record should be maintained for every preventive and breakdown maintenance work.
- k. It is presumed that contractor will deploy skilled manpower as required.

- l. All the breakdown calls should be attended immediately, in case frequency / work demands more manpower, contractor will arrange additional manpower so as not to disturb the research activities at no extra cost. It is fully contractor's responsibility to deploy qualified supervisor and Technician with relevant qualifications in the scope of work.
- m. Contractor will ensure consistency of work and work force, correct trouble shooting, good workmanship, follow all safety procedures and will make all necessary efforts to maintain healthy environments and reliable services.
- n. It is purely contractor's responsibility to get his staff acquainted with the site condition, maintenance procedure, Equipment detail, Safety devices, Scope of work etc.,
- o. Contractor must provide necessary facilities to the workers as per labour rule for smooth execution of the work for which no extra cost will be paid
- p. Contractor shall depute adequate number of staff to carry out routine work, attending service call, preventive and breakdown maintenance so as not to disturb research activity.
- q. Minimum wage of the staff should not be less than minimum Wage Act applicable to the respective category/experience.
- r. Contractor will submit the details of minimum wages as per Minimum Wage Act. As applicable to the respective category/experience at the time of submission of Tender bid.
- s. Contractor must provide necessary facilities to the workers as per labour rule for smooth execution of the work for which no extra cost will be paid
- t. Wages of the staff deployed should not be less than as that mentioned in Minimum Wage Act applicable to the respective category/experience, as on date. The ESI, PF. Bonus etc., as per labour law, other rules and norms requirement as found required for contracts of this nature should be met.
- u. **Response Time – within 24 hours**
- v. **Resolution Time – within 24 to 48 hours.** If more time is required, it shall be decided by the Competent Authority (CA) with proper justification and documentary proof

1.4 Maintenance of log sheet

The contractor shall have to maintain proper log books on daily/periodical basis as per the instruction of the Competent Authority for the work to make the record available for inspection by the Institute. The log book will be submitted by the contractor for approval from Competent Authority. A list of all components and consumable items replaced in the works shall be maintained along with other records. The stock and issue register for the new items supplied shall be recorded in register by the contractor on regular basis and the register must be duly checked by the Competent Authority of institute. Any lapse in the record will attract compensation from the contractor as deemed fit by the Institute.

1.5 Other Responsibility of the contractor

- 4
- 1.5.1** The contractor shall be responsible to maintain proper discipline of the operating staff in the works to discharge of their duties. However, the institute shall have the right to ask any of the operating staff to leave the premises if in the opinion of the institute the conduct / behavior and activities of the individual concerned is subversive and not in the interest of the institute. Each worker will be notified on behalf of contractor about his misconduct / misbehavior well in advance to improve the same and a maximum of three reminders will be given in this issue. After that if it is not improved at all, he will not be permitted to do any work inside the campus and his entry in the campus for future will be restricted

1.5.2 The contractor shall also ensure that there is no shortage of operating staff in any shift as indicated above for maintenance of the works. If anybody is absent due to his personal problem with due information to the contractor in writing, the contractor has to arrange for suitable alternative for the day/period to avoid any type of interruption to the work. If the fails to provide any alternative, he will be penalized double the rate of the prevailing rate of the particular worker and the amount will be deducted from next running bill of the contractor.

1.5.4 The schedule of preventative maintenance of the machines and its equipment shall have to be prepared and submitted to the engineer-in-charge well in advance so that shutdown program can be issued for maintenance work.

1.5.4 Any other piece of work not specifically mentioned above but essential for the maintenance of the works are also covered in the scope of contract.

1.5.5 **Contractor** shall abide by all the necessary requirement of labour laws regulation while engaging operating staff in the work.

1.5.6 **Holiday to laborers will be given as per labor laws.**

1.6 Penalty Clause:

Non- Compliance of work: In the event of failure of the contractor to comply with the complaint, the Institute shall be at liberty to engage other agency and get the work done and expenditure so incurred shall be recovered from the payment due to the contractor. Noncompliance to any of the complaints and not done satisfactorily would be recorded and recurrence of such incidents may lead to cancellation of the work order.

Accidents: Any accident due to negligence on the part of the contractor in following of safety procedures is purely at the responsibility of Contractor. NIPER GUWAHATI is not responsible for any such accidents/damages/death. Safety of all the staff of the Contractor is the sole responsibility of the Contractor. Contractor shall submit staff pattern & general scheme to carry out the above work along with the bid. The contractor should indemnify NIPER GUWAHATI and its officials as per the attached format against any accidents/mishaps.

1.7 Scope of supply

1.7.1 Institute's scope of supply:

a) No store materials, tools and plants shall be issued by the institute.

1.7.2 Contractor's scope of supply:

- a) All materials, equipment, consumable, testing appliances, tools and tackles necessary for completing the work shall be procured and engaged by the contractor at his own cost unless otherwise directed.
- b) The contractor shall have in possession of the tools, tackles & testing equipment. Documentary evidence must to be provided within a month after allotment of the work.
- c) Land for borrow areas for procuring earth shall be arranged by the Contractor. All payments towards cost of forest royalties for land, taxes, cess, octroi, right of way etc. shall be paid by the contractor.
- d) The Institute will not be held responsible for loss of any materials, tools, tackles, testing equipment of the contractor from the campus. The contractor shall be responsible for safe custody of all such items.

1.8 Time Schedule

A time line shall be developed for attending any type of complaints/works etc depending on the nature of works involved. The contractor shall scrupulously adhere to these schedules by deploying adequate personnel and tools and tackles and equipment. In case any other equipment(s) not listed above is/are found to be essential in case of some works it shall be responsibility of the contractor to arrange such equipment(s) at no additional cost to the Institute. In all matters concerning the extent of target set out in the weekly and monthly program and the degree of achievement, the decision of the Engineer-in-Charge will be final and binding.

1.9 Quality assurance & quality control

The tenderer is required to carry out various tests of his own for quality assurance-as desired by the Institute during the performance of the work as per IS codes. Such test reports should be immediately available to the controlling engineer before further proceeding to the work.

1.10 Test and inspection of work

All tools, tackles and equipments for the tests and inspection of works shall be provided by the contractor. If any test(s) is required to be done through other agencies the test(s) shall be done at the cost of the contractor. These are in addition to clause no. 61, 62 & 63 of General Conditions of Contract

1.11 Site clearing

The contractor should clean the site free from all obstructions. No payment shall be made against this. And no extra time on this account shall be considered.

1.12 Approach Road

The contractor should take care of all necessary measures to ensure safety of the plying vehicles during maintenance of roads at any location. It shall be the contractor's responsibility to repair any damages caused due his negligence.

1.13 Income Tax Return (I.T.R)

Attested copy of the latest I.T.R. in the proforma prescribed by the Govt. of India should accompany the Tender Document. The I.T.R should be in the name of the firm/individual, quoting for this work.

1.14 Unbalanced Unit Rates

In the case of Tender where the unit price of any single item appears unworkable or too high such Tender will be considered unbalanced and in case the tenderer is unable to provide satisfactory explanation the Institute reserves the right to disqualify such Tender.

1.15 Period of Applicability

No other Price escalation will be applicable

1.16 Unbalanced Unit Rates

In the case of Tender where the unit price of any single item appears unworkable or too high such Tender will be considered unbalanced and in case the tenderer is unable to provide satisfactory explanation the Institute reserves the right to disqualify such Tender.

1.17 Abnormally High Quoted Rates

In case the quoted rates of items exceed the estimated rates by more than +50%, such items shall be called for "Abnormally High Rated Items", as such there will be a negotiation as required.

1.18 Anti-Corruption Policy:

NIPER Guwahati's anti-corruption policy requires the bidders, suppliers and contractors associated with the Institute to observe the highest standard of ethics during the procurement and execution of such contracts. In pursuance of this policy, terms set forth below are as follows:

- a) They are not to indulge in any corrupt practices. These are defined as giving, receiving or soliciting directly or indirectly, anything of value to influence improperly the actions of the Institute.
- b) In case there is any improper demand from any employee of the Institute (directly or indirectly), they are to inform the Institute's Chief Vigilance Officer (CVO).

1.19 Price Evaluation for extension period of contract -

The contract shall be renewed for further periods after completion of the initial one year at the discretion of the Institute. The new rate shall be arrived based on following formula

- a) Part – I – For **Comprehensive Annual Maintenance Contract for Operation and maintenance of electro-mechanical services for the Central Animal facility at NIPER, Guwahati** with all accessories & associated equipments mentioned in the scope of work, terms & conditions as specified in the tender document as directed

$$Ac = Ap \left[15 + 45 X \frac{Mlc}{Mlp} + 40 X \frac{Llc}{Llp} \right] x \frac{1}{100}$$

Ac = The contract amount for the current year.

Ap = The contract amount for the previous year.

Mlc = All India wholesale price index for "Machinery & Machine Tools" 3 months prior to the date of commencement of contract for the current year, as published by the Economic Adviser to Govt. of India, Ministry of Industry & Commerce.

Mlp = All India wholesale price index for "Machinery & Machine Tools" 3 months prior to the date of commencement of contract for the previous year, as published by the Economic Adviser to Govt. of India, Ministry of Industry & Commerce.

Llc = Minimum daily wage in rupees for the minimum rated workers 3 months prior to the date of commencement of contract for the current year as per minimum wage act circulated by the Ministry of Labour & Empowerment, Govt. of India.

Llp = Minimum daily wage in rupees for the minimum rated workers 3 months prior to the date of commencement of contract for the previous year as per minimum wage act circulated by the Ministry of Labour & Empowerment, Govt. of India.

- b) Part-II: – For Supply, installation, commissioning etc. of new component / accessories for replacement (as and when required) for Comprehensive Annual Maintenance Contract for Operation and maintenance of electro-mechanical services for the Central Animal facility at NIPER, Guwahati

Escalation for items under part – II shall be decided based on prevailing market rate.

1.20 Payment:

- a) As per institute norms.
- b) GST shall be included in the rates. GST as applicable will be paid accordingly after submission of TAX INVOICE by the contractor. The TAX INVOICE shall be attached along the bill.
- c) The ESI and PF contribution in respect of this contract shall be paid by the contractor to their workers.
- d) Payment of Bonus: The bonus due to the works as per the circular issued by the commissioner of labour have to paid by the contractor to their workers.

BONUS PAID TO DEPLOYED EMPLOYEES AS PER LABOR LAW WILL NOT BE REIMBURSED AND THE SAME NEEDS TO BE BORNE BY THE CONTRACTORS.

1.21 Price Bids and estimate rates:

Price bids shall be opened as per recommendation on report of the technical bid and approval of Competent Authority.

Reasonability of the rates quoted by the contractors shall be determined by comparing to the estimated rates. If the lowest bid is too low and the tender evaluation committee feels that it is not possible to do the work as per specification, the tender shall be cancelled and fresh tender shall be invited.

If the lowest bid is below 10% of the estimated amount, additional security deposit of value by which the quote is below 10% of the justified estimate will have to be submitted by the bidder along with the specified initial security deposit within 15 days from the date of issue of Letter of Intent offering the work. The additional security deposit shall be refunded immediately after completion of the work. In case the lowest bidder is not able to complete the work, the security deposit and the additional security deposit will be forfeited and the contractor will be debarred for 2 years from participating in the tenders floated by the Institute after issuing a show cause notice.

The additional security deposit will be in the form as specified in the tender.

In case the lowest bidder fails to submit the additional security deposit within the stipulated time, the offer will be cancelled and their EMD will be forfeited. In such case, the work will then be offered to the next lowest bidder and so on. Lowest quotes above 10% of the justified estimate will not be accepted in any case and fresh tender invited.

1.22 Penalty:

There shall be a penalty in case of poor quality of maintenance and also for not attending breakdowns within reasonable time. In the event of failure of the contractor to comply with the complaint, penalty will be imposed as follows:

Sl. No.	Nature of complaint	Penalty	Remarks
1	Response time: Not attending the complaint within 24 hours	Rs. 500/- at every 24 hours	Complaint to be attended within 24 hours of the lodging the complaint. Otherwise penalty will be imposed
2	Resolution time: Minor works, not resolved within 72 hours	Rs. 750/- at every 24 hours	Complaint to be resolved within 72 hours of lodging of the complaint. Otherwise penalty will be imposed
3	Resolution time: Major works, not resolved within 1 week	Rs. 1000/- at every 24 hours	Complaint to be resolved within 1 week of lodging of the complaint. In any unforeseen circumstances, the complaint should be resolved in consultation with Competent Authority within reasonable time. Otherwise penalty will be imposed

Note: Penalty beyond 30 days from intimation of the problem per day shall be charged @ Rs 2000.00 for not attending breakdowns; penalty may be imposed at the discretion of the Competent Authority and incase of serious lapse the Institute may rescinded the contract.

1.23 GST:

GST should be included in the quoted rates. GST/IGST will be deducted on works / maintenance contract.

All other taxes, Duties, Levies, Building and other Construction Workers Welfare Cess or any other Cess in respect of this contract applicable at the time of submission of this tender shall be payable by the Contractor and the Institute shall not entertain any claim whatsoever in this respect. Taxes, Cess etc. shall be deducted as per applicable rules from the bills of the contractor at the rates prevailing on the day of submission of the tender.

1.24 EMD Deposit: A refundable Earnest Money Deposit (EMD) amounting to ₹ 1,35,000/- in the form of Demand Draft/Bank Guarantee/Fixed Deposit/Banker's Cheque drawn in favour of "*The Director, NIPER-Guwahati*" issued from a Commercial Bank, will have to be submitted along with the quotation. Offers received without Earnest Money or valid Certificate shall be summarily rejected. As per Rule 170 of General Financial Rules (GFRs) 2017, Micro and Small Enterprises (MSEs) and the firms registered with concerned Ministries/ Departments are exempted from submission of EMD.

1.25 परफॉर्मेंस सेक्युरिटी / Performance Security: A performance security against the warranty period equivalent to 5% of the total order value will have to be furnished by the supplier in the form of Payee Demand Draft / Fixed Deposit / Bank Guarantee, in favour of "*Director, NIPER-Guwahati*" issued by a Commercial Bank within 21 days from the date of installation of the ordered item (s). To cover defect liability period, the performance security shall be valid up to the stipulated date of completion of the contract plus an additional 60-day claim period for the institute. In the event of the contract being determined or rescinded under provision of any of the Clause/Condition of the agreement, the performance guarantee shall stand forfeited in full and shall be absolutely at the disposal of NIPER-Guwahati.

The Bank Guarantee issued by the bank must be routed through SFMS Platform as per the following details:

- i. MT 760/ MT 760 COV for issuance of Bank Guarantee.
- ii. MT 760/ MT 767 COV for amendment of Bank Guarantee.

The above message/intimation shall be sent through SFMS by the BG issuing bank branch to HDFC Bank, Adabari Branch, IFSC Code- HDFC0009310: SWIFT Code HDFC INBBCAL; Branch Address: ADABARI TINIALI, UN ENCLAVE, GUWAHATI- 781012 (The comments are mailed for correct inclusion/ reference).

SECTION – 2

Detailed Scope of Work

2.0 Scope of works:

2.1 The scope work shall comprise of Annual Operation & Maintenance including men and materials (as per the list enclosed) for Electromechanical services for the Central Animal facility at NIPER, Guwahati.

Day-to-day operation & maintenance of cleanroom facility including HVAC, electrical systems, BMS, CCTV, Access system, Fire Alarm system and Clean room Equipment etc.

Also, the Scope includes continuous Monitoring the operation & maintenance, reporting issues and Maintaining Daily logs for the following facilities.

- **Mechanical services**

- i. Chillers
- ii. Pumps
- iii. Chilled water Pipeline including valves.
- iv. Air Handling Units (AHUs)
- v. VRV unit / Split Units
- vi. Hot water Generator
- vii. Condensing Units
- viii. Humidifiers

- **Electrical Services**

Electrical Systems with associated MCC Panels for all service equipment and Process Equipment including lighting system and earthing system.

- **Building Management System (BMS)**

BMS in Control Room with related accessories

- **Fire Alarm System, Access Control System, CCTV System, Door Interlock system**

- The list is not exhaustive, and any material or equipment not specifically mentioned shall also be deemed to be included within the scope of this tender.

List of Major Equipment installed at CAF Building:

Sl. No.	Item Description	Installed Qty.	Make
HVAC SYSTEM			
01	80TR Air cooled screw chillers (2W+1S)	03 No.	Blue Star
02	Hot water Generator Capacity - 140 Kw (1W + 1S)	02 No.	Rapid cool
03	Chilled water Pump Capacity – 200 GPM (2W + 1S)	03 No.	Armstrong
04	HOT WATER PUMPS Capacity - (1W + 1S)	02 No.	Armstrong
05	Piping for Chilled Water Line with all Necessary Vales and including all accessories.	01 Lot	Iclean
06	Piping for Hot Water Line with all Necessary Valves and including all accessories.	01 Lot	Iclean
07	AIR HANDLING UNIT		Iclean
7.1	RECIRCULATION TYPE AHU FOR AHU-1 AHU 01 - 4000 cfm @ 150 SP	01 No.	Iclean
7.2	Once through TYPE AHU Factory built double skin Air Handling units with separate fans for supply & return (in 2 tier) with HRW. (02 W + 01S) 8000 CFM each	03 No.	Iclean
7.3	Supply air unit of capacity 1000cfm for AutoClave Area	01 No.	Iclean
7.4	Exhaust unit of 1500cfm	02 No.	Iclean
8.0	VRV Unit (20 HP)		Blue Stare
8.1	Cassette unit 2TR ceiling suspended	08 No.	Blue Star
8.2	Split AC 1.5 / 2 TR	10 NO.	BlueStare, LG, Voltas, Daikin
9.0	Humidifier of capacity 9.6Kg/h with Steam distribution pipes	01 No.	Rapid cool
9.1	Humidifier of capacity 46Kg/h with Steam distribution pipes	02 No.	Rapid cool
CLEAN ROOM EQUIPMENTS			
01	Garment cubicle.	04 No.	Iclean
02	02 Door Dynamic pass box	02 No.	Iclean
03	03 Door Dynamic pass box	01 No.	Iclean
04	Air Shower	01 No.	Iclean
ELECTRICAL			
01	PCC Panel	01 No.	Iclean
02	APFC Panel	01 No.	Iclean
03	SLDB/ELDB/TPNDB/SPDB for Clean room Light fixture, power sockets and other equipment	08 No.	Iclean

04	Switch/Socket – 1Ph and 3Ph	01 Lot	Iclean
05	Clean room LED Light Fixture	01 Lot	Iclean
06	Industrial type Light Fixture	01 Lot	Iclean
07	DALI system for Animal House Light Fixture		Iclean
08	Krone Box with RJ 11 Socket in clean room	01 Lot	Iclean
09	Net Switch with RJ 45 Socket in Clean room	01 Lot	Iclean
BMS SYSTEM			
01	DDC Controller	05 No.	Honeywell
02	Sensor for Controlling the room Parameter	01 Lot	Iclean
03	DDU for Room Temp., Rh and Room Pressure display	15 No.	Iclean
FIRE ALARM, ACCESS AND CCTV SYSTEM			
01	Analogue Addressable Fire Alarm System	01 No.	Iclean
02	Addressable Multi Criteria Detector (Smoke + Fixed Heat + Rate of Rise Heat Detector). Below Falseceiling	65 No.	Iclean
03	Addressable Multi Criteria Detector (Smoke + Fixed Heat + Rate of Rise Heat Detector) . Above Falseceiling	21 No.	Iclean
04	Push Type Addressable Manual Pull station	10 No.	Iclean
05	Hooter with Strobe flasher	09 No.	Iclean
06	Exit Signages.	10 No.	
07	Access Control system with accessories and Controller	07 Door	Iclean
08	Door Interlock	01 Set	Iclean
09	IP type 1.3 Megapixel HD IP IR Dome camera with 1/3" 1.3 megapixel progressive scan CMOS, 1280 (H) × 960 (V), fixed lens 2.8mm or better, IR BEAM distance minimum 30m, IP66, along with Wall Mounting Brackets for the cameras etc complete as required.	20 No.	Honeywell
10	16 channel NVR	01 No.	
11	32" size colour monitors	01 No.	

2.1.1 Operation / Maintenance / service schedule

1. Clean Room Area

A clean room maintenance schedule involves several steps to ensure cleanliness, safety, and compliance with regulations.

- **Daily Tasks:**

- i. **Surface & Floor Cleaning and Maintenance:** Day to day monitoring of cleanliness of Clean Room.
- ii. **Air Vent and Filter Inspection:** Check and clean air vents and filters regularly to ensure proper airflow and filtration. Clogged or dirty filters can compromise air quality and cleanliness.
- iii. **Equipment Inspection:** Perform routine checks on equipment to ensure proper functioning and cleanliness. Any signs of malfunction or contamination should be addressed promptly to maintain a sterile environment.

- iv. **Waste Disposal:** Monitoring the Dispose of waste materials properly according to established protocols. This includes biohazardous waste, general waste, and recyclables, ensuring compliance with regulations.
- **Weekly Tasks:**
 - **Seal and Barrier Inspection:** Check seals and barriers around doors, windows, and other openings for any signs of wear or damage. Proper seals are crucial for maintaining the integrity of the clean room environment.
 - **Monthly Tasks:**
 - i. **Facility Inspection:** Conduct a comprehensive inspection of the entire clean room facility to identify any maintenance or cleanliness issues. Address any concerns promptly to ensure the environment meets required standards.
 - ii. **Equipment Calibration:** Calibrate equipment as necessary to maintain accuracy and reliability. This includes instruments, monitors, and other devices used in the clean room environment.
 - iii. **SOP Review:** Review and update standard operating procedures (SOPs) based on any changes in protocols, regulations, or best practices. Ensure all staff members are trained and informed about updated procedures.
 - iv. **Staff Training:** Provide staff training on any new protocols, procedures, or equipment. Proper training ensures everyone understands their roles and responsibilities in maintaining a clean and safe environment.
 - **Quarterly Tasks:**
 - i. **Validation and Certification:** Perform a comprehensive validation and certification of the clean room to ensure compliance with regulatory standards. This may include air quality testing, particle counting, and microbial monitoring.
 - ii. **Emergency Response Planning:** Review and update emergency response plans to ensure readiness for any unforeseen incidents. This includes procedures for spills, leaks, power outages, and other emergencies.
 - iii. **Preventative Maintenance:** Conduct preventative maintenance on HVAC systems, filtration units, and other critical equipment to prevent breakdowns and ensure optimal performance.
 - **Annual Tasks:**
 - i. **Facility Design Review:** Review and update clean room design and layout as necessary to optimize functionality and cleanliness. Consider any changes in workflow, equipment, or regulations that may impact the facility layout.
 - ii. **Regulatory Compliance:** Ensure compliance with relevant regulatory requirements, including those related to clean room standards, safety regulations, and environmental guidelines.

- Repairing of the accessories of equipment (Listed in table) for clean room application are the scope of contract.

2. Air Cooled Screw Chillers -Chiller Plant

The details of the screw chillers are as follows

Type of Chillers	Capacity of Chillers	Quantity	Make	Model No./Serial No.
Air Cooled Screw Chillers	80 TR	3 Nos	Blue Star	LCA1-080X53H / AV10001/2/3

(Operation & Maintenance Schedule)

- **Service requirements: -**

- i. Minimum 4 mandatory inspection visits per year by OEM.
- ii. Preventive Maintenance
- iii. Repairing and replacement of Compressor, condenser, evaporator, control panel, filters, condenser fan, refrigerant, control console and any Electrical wiring and accessories are required under the scope of work and part of contract.
- iv. All Spare parts required for day to day operation and maintenance work.
- v. Condenser coil cleaning twice (winter + summer) per year.
- vi. Breakdown calls.
- vii. Top up of all Consumables (like Refrigerant, Oil and Oil filter etc.), wherever necessary
- viii. Cleaning of condenser fins.
- ix. Compressor Overhauling, Insulation of cold Parts like Evaporator
- x. Painting of chiller base frames/ rusted parts
- xi. Maintenance materials, tools, equipment
- xii. OEM maintenance schedule/routine shall be adhered to.
- xiii. Integration with BMS system.

- **Maintenance Schedule: -**

Annual Maintenance

This service will be performed at the start of the maintenance service term. All manufacturers recommended yearly maintenance procedures on the unit(s) will be conducted. The inspection will be conducted on a mutually agreeable date, as per requirement. A thorough maintenance procedure will be performed including the following:

- i. Check unit thoroughly for refrigerant leaks.
- ii. Inspect for leaks and report leak check result.
- iii. Repair minor leaks as required (e.g. valve packing, flare nuts).
- iv. Check the condenser fans for clearances and free operation.
- v. Check tightness of condenser fan motor mounting brackets.
- vi. Check the set screws on the fan shafts.
- vii. Visually inspect the condenser coil for cleanliness.
- viii. Verify the performance of the fan control inverter VFD, if applicable.
- ix. Grease bearings as required

- x. Controls and Safety
- xi. Inspect the control panel for cleanliness.
- xii. Inspect wiring and connections for tightness and signs of overheating and discoloration.
- xiii. Verify the working condition of all indicator/alarm lights and LED/LCD displays.
- xiv. Test oil pressure safety device (as required). Calibrate and record setting.
- xv. Test the operation of the chilled water pump starter auxiliary contacts, if applicable.
- xvi. Lubrication System
- xvii. Verify the operation of the oil heaters.
- xviii. Motor and Starter
- xix. Clean the starter cabinet and starter components.
- xx. Inspect wiring and connections for tightness and signs of overheating and discoloration.
- xxi. Check the condition of the contacts for wear and pitting.
- xxii. Check contactors for free and smooth operation.
- xxiii. Check all mechanical linkages for wear, security and clearances.
- xxiv. Verify tightness of the motor terminal connections.
- xxv. Meg the motor and record readings
- xxvi. Verify the operation of the electrical interlocks.
- xxvii. Measure voltage and record: Voltage should be nominal voltage $\pm 10\%$

- **Preventative Maintenance**

This service provides for regularly scheduled preventative maintenance inspections. There will be Preventative Maintenance visits per year, as and when required, at approximately equal intervals. Regularly scheduled preventative maintenance inspection will include the following:

- i. Check the general operation of the unit.
- ii. Log the operating temperatures, pressures, voltages, and amperages.
- iii. Check the operation of the control circuit.
- iv. Check the operation of the lubrication system.
- v. Check the operation of the motor and starter.
- vi. Analyse the recorded data. Compare the data to the original design conditions.
- vii. Review operating procedures with operating personnel.
- viii. Provide a written report of completed work, operation log and indicate any uncorrected deficiencies detected

- **Written Reports** - A report will be provided at the end of each inspection with recommendations of necessary repairs and maintenance procedures.

- **Emergency Service** - Includes emergency calls between inspections as required for the purpose of diagnosis of trouble, adjustment, minor repair, or resetting of controls. Calls will be responded to on a "first come – first served" basis. Customers with a maintenance service plan will be given preference. This option does NOT include Major Repair Labour like N2 pressure testing or compressor repairing or overhauling (as hereinafter defined) and all calls will be dealt with during normal working hours

- **Additional**

- i. Operate the equipment with manufacturer's recommended instructions, including normal starting and stopping of the unit, and maintaining of equipment log.
- ii. Notify Trane of any unusual performance of equipment covered by this service; and

- iii. Permit only Trane personnel to repair or adjust equipment and/or controls during the period of this service.

3. PUMP (For Chilled & Hot water)

(Operation & Maintenance Service)

Repairing of pumps including bearing, ball bearing, terminal box, motor winding and other related accessories are in the scope of work and be part of contract.

- **Daily Checks**

- i. Check for unusual noise or vibration.
- ii. Verify suction/discharge pressure.
- iii. Check for any leaks.
- iv. Inspect bearings for abnormal heat or wear.

- **Weekly Maintenance**

- i. Tighten loose bolts/connections.
- ii. Lubricate bearings and moving parts (as per OEM).
- iii. Inspect seals and packing glands for leakage.
- iv. Check motor alignment and coupling condition.

- **Monthly Maintenance**

- i. Inspect impeller for wear/corrosion.
- ii. Clean strainers/filters.
- iii. Check pump–motor shaft alignment.
- iv. Inspect motor brushes/contacts (if applicable).

- **Quarterly Maintenance**

- i. Clean pump internals (casing, impeller).
- ii. Test and record motor current readings.
- iii. Inspect and test safety devices/controls.
- iv. Recheck and adjust pump alignment.

- **Annual Maintenance**

- i. Complete inspection of all pump components.
- ii. Replace worn parts (seals, bearings, gaskets).
- iii. Calibrate pressure gauges and sensors.
- iv. Conduct performance testing to meet design parameters.
- v. Update maintenance logs and documentation.

- **Periodic Overhaul**

- i. Major overhaul every few years based on usage/condition.
- ii. Includes full dismantling, inspection, and replacement of major components.
- iii. To be performed only by qualified personnel as per OEM guidelines.

- **Emergency / Unplanned Maintenance**

- i. Immediate troubleshooting during sudden failures or abnormal operations.
- ii. Perform corrective repairs to prevent further damage.

- iii. Document issues and identify root cause to avoid recurrence.

4. Air Handling Units (AHUs) with Humidifier, VRV system - Cassette Unit

Operation & Maintenance – AHUs / FCUs / Cassette Units

All spare parts installed within the AHU/FCU/Cassette Unit—including mechanical, electrical, and control components—shall be fully covered under this CAMC. Repair and replacement of these parts shall be carried out as and when required, without any additional cost.

- i. Replacement/repair of AHU/FCU/Cassette unit motors
- ii. Repair of blower, shaft, and unit body
- iii. Repair of filters as required
- iv. Replacement of bearings, V-belts, pulleys
- v. Repair of valves and lubrication oil refilling
- vi. Replacement of temperature meters, thermostats, water gauges
- vii. Replacement of U-siphon, pressure relief valves
- viii. Replacement/repair of base frames, vibration isolators
- ix. Replacement/repair of control wiring
- x. Replacement/repair of BMS panels in AHU/FCU rooms
- xi. Replacement/repair of electrical switchgear and main electrical panels
- xii. Replacement/repair of starter panels
- xiii. Replacement of contactors and relays
- xiv. Replacement of over/under-voltage relays
- xv. Replacement of single-phase preventer / phase reversal protector
- xvi. Repair of grills, diffusers, VCDs
- xvii. Re insulation, plastering, painting of pipes in AHU/FCU rooms
- xviii. Re insulation of ducts
- xix. Repair/replacement of humidifier spare parts

A. AHUs / FCUs / Cassette Unit (Floor Mounted / Ceiling Suspended – Single Skin & Double Skin)

• Monthly Maintenance

- i. Cleaning and inspection of all filters
- ii. Cleaning of drain trays and drain pipes
- iii. Lubrication of fire damper, bypass damper, fresh air damper linkages
- iv. Checking operation of fire damper and blower fan
- v. Cleaning of units and temperature/RH sensors, airflow sensors, differential pressure indicators
- vi. Checking cable terminals (incoming/outgoing) for tightness

• Quarterly Maintenance

- i. Chemical/water cleaning of cooling coils
- ii. Inspection/rectification of coil fins, pipeline leakage, valves, flexible connections
- iii. Checking operation of fan, impeller, pulley, belt tension, bearing noise, motor vibration, pulley alignment
- iv. Checking/rectification of corrosion & leakage in casing
- v. Checking AHU starter, fuses, electrical connections, MCC feeder inspection

- vi. Inspection/rectification of insulation, panels, doors & fastenings
- vii. Lubrication/greasing of motor and shaft bearings

- **Annual / As Required (Phased)**

- i. Replacement of fine filters (once a year or as required)
- ii. Replacement of gaskets and sealants of AHUs/FCUs
- iii. Periodic checking and replacement of humidifier heater elements and float valves
As Needed
- iv. Air bleeding of water coils
- v. Checking for serviceability of all electrical and control components

- B. Ventilation Fans / HRUs / Exhaust Unit**

All spare parts installed—including mechanical, electrical, and control components—shall be fully covered under this CAMC. Repair and replacement of these parts shall be carried out as and when required, without any additional cost.

- **Weekly Maintenance**

- Checking all sensors

- **Monthly Maintenance**

- i. Cleaning of pre and fine filters
- ii. Checking operation of fan, belt, impeller, pulley; alignment of drive and shaft

- **Quarterly Maintenance**

- i. Inspection of bearings for sound, vibration, overheating; repair/replacement
- ii. Lubrication of all bearings

- C. Ducts and Pipelines**

- i. Periodic checking of insulation of ducts and pipelines
- ii. Cleaning and adjustment of diffusers
- iii. Checking and sealing leakage in pipelines, joints, valves, glands, connections
- iv. Descaling/cleaning of pipelines and ducts to ensure proper flow
- v. Replacement of damaged duct/pipe insulation
- vi. Maintaining a periodic maintenance register, verified by site engineer

- D. General Maintenance**

- i. Monthly inspection of all measuring instruments (temperature/pressure gauges, thermostats, DP indicators)
- ii. Periodic checking of all supports and mountings
- iii. Periodic lubrication of all bearings and linkages
- iv. Rectification/reinstallation of all breakdown equipment
- v. Half-yearly motor alignment check and motor/cable meggering
- vi. Periodic checking of all power/control terminals
- vii. Maintenance of all equipment strictly as per OEM guidelines
- viii. Ensuring required temperature, humidity, and cleanliness levels
- ix. All breakdown calls to be attended immediately or within 24 hours
- x. Ensuring AHUs/FCUs run in Auto / Semi-Auto / Manual mode
- xi. All special tools, tackles, jigs, and fixtures to be provided by the contractor
- xii. Planning of scheduled maintenance and spares
- xiii. AHU/FCU rooms and units to be kept clean and tidy at all times

E. VRV Unit / Split AC

All spare parts installed within the ODU/IDU Unit—including mechanical, electrical, and control components—shall be fully covered under this CAMC. Repair and replacement of these parts shall be carried out as and when required, without any additional cost.

Operation & Maintenance Schedule: VRV/Split AC Units

Repair and replacement of compressors, condensers, evaporators, control components, filters, condenser fans, electrical wiring, accessories, and refrigerant topping-up shall be included as part of the contract.

- i. Regular inspection of outdoor and indoor VRV units.
- ii. Checking and cleaning of filters, coils, and condensers.
- iii. Inspection of refrigerant circuit and topping up refrigerant as required.
- iv. Checking compressor operation, fan motors, blowers, and electrical components.
- v. Tightening of electrical terminals, inspection of PCB boards, sensors, and controllers.
- vi. Checking communication wiring between indoor–outdoor units and BMS connectivity.
- vii. Cleaning and inspection of drain trays and drain pipelines.
- viii. Checking for unusual noise, vibration, and system error codes.
- ix. Verification of expansion valves, solenoid valves, and pressure sensors.
- x. Ensuring proper airflow and temperature performance as per design parameters.
- xi. Checking and calibration of remote controllers and thermostat settings.
- xii. Quarterly cleaning of condenser coils.
- xiii. Inspection and rectification of swing motors, louver motors, and fan scrolls.
- xiv. Checking refrigerant leakage (pressure test if required).
- xv. Cleaning of indoor unit filters every month.
- xvi. Attending breakdown calls within 24 hours.
- xvii. Replacement/repair of defective components such as sensors, fan motors, controllers, contactors, relays, PCB
- xviii. Ensuring smooth operation in Auto/Cool/Heat mode as applicable.
- xix. Integration with BMS system.

• Refrigeration Circuit

- i. General cleaning of the unit.
- ii. Inspection of refrigerant piping for leaks; repair/replacement as required.
- iii. Checking machine drives for noise and vibration; rectification if needed.
- iv. Cleaning air filters.
- v. Cleaning indoor units, outdoor units, and grilles on a **quarterly basis**.
- vi. Cleaning evaporator and condenser coils using air blower.
- vii. Ensuring tightness of V-belts and pulleys in blowers and motors.
- viii. Greasing motor and blower bearings.
- ix. Ensuring condensate drain is free from clogging.
- x. Periodic replacement of compressor lubricating oil.
- xi. Rewinding motor in case of burnout.
- xii. Cleaning blower wheel fins.
- xiii. Checking compressor suction and discharge pressures.
- xiv. Refrigerant topping-up as required.

- **Electrical Circuit**

- i. Checking tightness of all electrical connections, joints, and contacts.
- ii. Inspecting starter and voltage stabilizers; attending minor faults such as fuse replacement, wire connections, and settings.
- iii. Inspecting motor windings.
- iv. Ensuring current consumption of electrical components is within rated limits.
- v. Replacement/repair of electrical circuits or switchgear to ensure proper system functionality.

- **Control Circuit**

- i. Checking all overload relays.
- ii. Checking high-pressure (HP) / low-pressure (LP) switches.
- iii. Verifying operation of thermostats.
- iv. Checking single-phase preventer / phase reversal protector.

- **Air-Distribution Circuit**

- i. Checking air distribution to ensure uniform temperature.
- ii. Inspecting all dampers for proper operation and tightness.

5. Hot Water Generator

All spare parts related to Hot water Generator Unit—including mechanical, electrical, and control components—shall be fully covered under this CAMC. Repair and replacement of these parts shall be carried out as and when required, without any additional cost.

Operation & Maintenance Schedule

- **Regular Inspections**

- i. Scheduled visits by qualified technicians.
- ii. Visual inspection for wear, corrosion, or damage.
- iii. Check safety devices, controls, and valves for proper functioning.
- iv. Inspect for leaks and carry out necessary repairs.

- **Preventive Maintenance**

- i. Cleaning of heat exchanger surfaces to remove scale or deposits.
- ii. Flushing of the system to remove sediment and debris.
- iii. Lubrication of moving parts (pumps, motors, valves).
- iv. Inspection and adjustment of combustion systems for optimal performance.

- **Calibration & Testing**

- i. Calibration of temperature and pressure sensors.
- ii. Testing of safety devices and controls.
- iii. Performance testing to ensure compliance with design specifications.

- **Replacement of Consumable Parts**

- i. Replacement of gaskets, seals, and other consumables as required.
- ii. Replacement of filters, strainers, and other filtration components.

- **Emergency Support**

- i. 24/7 availability for emergency repairs and troubleshooting.
- ii. Rapid response to minimize downtime.
- iii. Provision of spare parts for prompt repairs.

- **Technical Support & Consultation**

- i. Expert advice to optimize operation and efficiency.
- ii. Recommendations for upgrades or modifications.
- iii. Training of maintenance staff on proper operation and maintenance practices.

- **Documentation, Reporting & Inspections**

- i. Maintenance logs for all service activities.
- ii. Reports detailing condition, repairs, and future maintenance recommendations.
- iii. Compliance with applicable regulatory requirements.
- iv. Maintenance of electrical systems associated with the hot water generator, service equipment, and process equipment.
- v. Inspection and maintenance of MCC panels, lighting systems, and earthing systems.
- vi. Repair and replacement of electrical components, wiring, fuses, and protective devices as required.
- vii. Periodic testing of electrical parameters to ensure safe and efficient operation.

6. BMS System

The Comprehensive Maintenance Contract (CMC) for the BMS System shall cover full repair, replacement, and servicing of all hardware and software components, ensuring continuous and reliable operation of the system.

Scope Includes:

- i. **Regular Inspections:**
Routine inspection of BMS hardware, software, control panels, sensors, actuators, and communication devices.
- ii. **Software Maintenance:**
Software updates, calibration of control logic/setpoints, and backup/restoration of system configurations.
- iii. **Hardware Maintenance:**
Cleaning, testing, and replacement of defective controllers, modules, sensors, actuators, relays, and wiring.
- iv. **Sensor Calibration:**
Periodic calibration and testing of all sensors to maintain accuracy.
- v. **Diagnostics & Troubleshooting:**
Monitoring system performance, analysing alarms/logs, identifying faults, and resolving issues.

- vi. **Preventive Maintenance:**
OEM-recommended preventive tasks, including cleaning, inspection, and replacing worn components.
- vii. **Remote Support:**
Remote monitoring, diagnostics, and adjustments to reduce on-site visits.
- viii. **Emergency Repairs:**
24/7 emergency support, rapid technician deployment, and replacement with genuine OEM parts.
- ix. **Training & Consultation:**
Training for facility staff on system operation and troubleshooting; technical guidance for optimization.
- x. **Documentation:**
Service reports, inspection logs, calibration certificates, and periodic system performance summaries.

7. Fire Alarm System, Access control, CCTV & Door interlock system etc

The Comprehensive Maintenance Contract (CMC) for the • Fire Alarm System, Access control, CCTV and door Interlock system etc shall cover full repair, replacement, and servicing of all hardware and software components, ensuring continuous and reliable operation of the system.

- **Access control / Door Interlock system:**

- i. 24x 7 checking of Access System for alert and alarms.
- ii. Monitoring of Status.
- iii. Abnormality of System / errors
- iv. Access Card Activity
- v. Report of Access to Data Center
- vi. Report of Forceful Access (Invalid Access)
- vii. Generation of Logs / reports and submission to Host Institute for review and necessary action.
- viii. Testing & checking of all Doors, Magnetic locks and Sensors.

- **CCTV:**

- i. Daily Checking of DVR System & Cameras
- ii. Suspicious Action Report
- iii. Abnormality of System
- iv. Generation of Logs / reports and submission to Host Institute for review and necessary action/s Maintenance of reports

- **Fire Alarm System,**

- i. Daily Checking of FAS Panel

- ii. Immediate Action to Alarm Generated
- iii. Monitoring of MCP
- iv. Generation of Logs / reports and submission to Client for review and necessary action/s
Maintenance of reports, Report Generation through IBMS.

v. Fire Drill Test

Maintenance Activities will be carried for the System/Devices in Coordination with Host Institute Competent Authority

8. Electrical System

This CAMC covers **inspection, preventive maintenance, repair, replacement, and emergency support** for all electrical panels, switchgears, and wiring associated with:

- i. HVAC systems (AHU/FCU/VRV)
- ii. Pumps and Hot Water Generators
- iii. Lighting and Earthing systems
- iv. Process equipment and auxiliary systems
- v. Lighting fixers
- vi. BMS system

All spare parts, consumables, and accessories required for the operation and maintenance of these systems shall be included **without extra cost**.

- **Electrical Panels & Switchgear**

- i. Monthly inspection of **MCC panels, starters, contactors, relays, fuses, MCBs, and protective devices.**
- ii. Checking for **loose connections, overheating, corrosion, or physical damage.**
- iii. Cleaning of panel interiors and terminals to remove dust and contaminants.
- iv. Verification of correct operation of **protection relays and alarms.**
- v. Testing and calibration of voltmeters, ammeters, and other indicators.

- **Wiring & Cabling**

- i. Inspection of all **Incoming and outgoing cables, busbars, and terminations.**
- ii. Checking for **insulation damage, loose connections, and signs of wear or overheating.**
- iii. Ensuring all **control and power wiring** complies with operational and safety requirements.
- iv. Rectification or replacement of faulty wiring as required.

- **Load & Functional Checks**

- i. Verification of **current draw and voltage levels** for all feeders and loads.
- ii. Checking proper operation of **breakers, switches, and protective devices.**
- iii. Ensuring smooth operation of all electrical components connected to HVAC, pumps, and other systems.

- **Material & Spare Parts Covered**

- i. Contactors, relays, fuses, MCBs, MCCBs, and protective relays.
- ii. Starters, timers, voltage stabilizers, and auxiliary components.
- iii. Power and control cables, wiring, terminals, and connectors.
- iv. Panel hardware, insulation materials, and mounting accessories.

- **Emergency & Breakdown Support**

- i. 24/7 emergency response for panel failures or electrical faults.
- ii. Immediate troubleshooting and corrective action to restore system functionality.
- iii. Provision of spare parts and temporary solutions to minimize downtime.

- **General Responsibilities**

- i. Maintain cleanliness and safe access to all panels and wiring.
- ii. Ensure proper labeling and identification of all circuits, panels, and wiring.
- iii. Periodic checking and testing to ensure **continuous safe operation** of all electrical systems.
- iv. Provide all **tools, instruments, and test equipment** required for maintenance.

9. Documentation & Reporting

Daily Reports

- i. Maintenance logs detailing inspections, rectifications, and replacements.
- ii. Reports on panel condition, operational health, and recommendations for preventive actions.
- iii. Compliance reporting as per safety standards and OEM guidelines. Daily Reports
- iv. Hourly basis monitoring of Chillers, AHU, Hot water Generator, VRV System & Clean Room Equipment
- v. Reports of Energy meter reading of all meters.
- vi. Readings of main LT panel.
- vii. Fuel in DG fuel tank.
- viii. Immediate response to electrical complaints by any Working staff.
- ix. Following of effective power consumption chart provided by Customer.
- x. Maintaining Critical Electrical parts.
- xi. Generation of Logs / reports and submission to Host Institute for review and necessary action's Maintenance of reports

Weekly Reports

- i. All Electrical Systems Health Check Report
- ii. Vendor call tracking until closure
- iii. UPS & DG: On load Report.

- iv. Fire Alarm System: Reports of False Alarm.
- v. Access System: Data Backup.
- vi. CCTV: Backup of DVR Status.
- vii. WLD: Test of Water Leak Detection Sensor Cable.
- viii. All System Health Report.
- ix. Chiller, VRV and Hot water Generator system

Monthly Reports

- i. Follow up of schedule regarding preventive maintenance.
- ii. Presentation of consumption of meter units by Pie diagram.
- iii. Vendor Performance Reports.
- iv. Report of pending calls/problems.
- v. MIS Report Presentation for Each Month

- **Frequency for equipment testing/Serviceing:**

System Description	Monthly	Quarterly	Half Yearly	Yearly
Cleanroom Equipment	✓		✓	✓
Chillers		✓	✓	
Hot water Generator	✓	✓		
AHUs		✓	✓	
Pumps		✓		✓
MCC Panels	✓			✓
BMS System		✓		✓

2.1.2 Deployment of minimum manpower Criteria

Operation and maintenance of HVAC, Electrical System, BMS, CCTV, Access system, Door Interlock System and Clean Room Equipment

It shall be responsibility of the contractor to supply adequately trained manpower necessary for the operation and maintenance of the Operation of Clean Room other Associated Services. Schedule of duty of the minimum operator/staffs shall be as follows.

Sl No	Designation	Trade / Qualification And experience	No. of Personnel
01	Supervisor (f/r general shift or in emergency need to attend)	Engineering graduate (Mechanical/Electrical/Electronics) with 2–3 years of experience OR Diploma holder with 4–5 years of experience OR equivalent with adequate experience.	(01 No.)
02	Electrical Technician	ITI with a minimum of 3 years' experience, OR Diploma holder with 1 years of experience OR equivalent with adequate experience. holder with a minimum of 2 years' experience.	(01 No.)
03	Operator (01 No. in each Shift)	ITI with minimum of 2 years' experience, or equivalent with adequate experience.	(03 No+01 No. reliever)
04	Helper (01 No. in each Shift)	10th pass candidate with a minimum of 1 year of experience in HVAC/Electrical.	(02 No)

- The components /spares and accessories etc. as required in the **part-II** of the BOQ shall be executed as and when required against specific order from the Competent Authority **at no extra charge for manpower engagement.**
- Qualification for equivalent with adequate experience shall be provided by authentic documents.

2.3 Other Responsibility of the contractor

- 2.3.1 The schedule of preventative maintenance of the machines and its equipment shall have to be prepared and submitted to the engineer-in-charge well in advance so that shutdown program can be issued for maintenance work.
- 2.3.2 Any other piece of work not specifically mentioned above but essential for the normal maintenance of the machines are also covered in the scope of contract.
- 2.3.3 Contractor shall abide by all the necessary requirement of labour laws regulation while engaging operating staff in the AC work.
- 2.3.4 Subletting of work in any manner shall not be allowed and if found at a later stage, the contract shall be terminated.
- 2.3.5 The contractor will be submitting status & readings of temperature and other parameters along with their staff registers to the Engineer-in-charge on Daily basis.
- 2.3.6 The contractor should keep instruments required for preventive maintenance and other accessories in their office premises

SECTION – 3

EVALUATION PROCEDURE FOR TECHNICAL BID TO QUALIFY FOR OPENING OF PRICE BID FOR AWARD OF WORK

1. TECHNICAL QUALIFICATION CRITERIA

Sl. No.	Qualifying Criteria	DOCUMENTS REQUIRED FROM THE BIDDER
A	Registered with Govt./ Semi Govt. Department / Govt. Autonomous Body in appropriate class	Registration certificate from concerned authority.
B	Earnest Money Deposit	Earnest money shall be deposited latest by last date & time of bid Submission.
C	Must have experience of successful execution of similar critical AMC/CMC works comprising HVAC, electrical systems, BMS, CCTV, Access Control system, Door Interlock system and allied Equipment) of at least one AMC/CMC work of value not less than Rs.39.20 Lakh per annum (80% of estimate) OR two AMC/CMC works of value not less than Rs. 29.40 Lakh per annum (60% of estimate) OR three AMC/CMC works of value not less than Rs. 19.60 Lakh per annum (40% of estimate) in any Govt./semi Govt. departments / Govt. Autonomous body in India within last seven years. These are to be supported by copies of work order and completion certificates from clients.	Work order and satisfactory completion certificates from Govt. / Semi Govt. Department / Govt. Autonomous Body/ Reputed private organization.
D	GST registration	GST registration certificate.
E	PAN no. of the Company	Copy of PAN Card
F	Minimum Average Annual Turn Over during last 3 consecutive years shall not be less than ₹ 25 lacs.	Audited Balance sheet for the years 2021-22, 2022-23 and 2023-24.
G	Solvency certificate	Latest Solvency Certificate from a Scheduled bank to prove the financial ability to carry out the work tendered for.

2. Technical bids will be evaluated in accordance with qualifying criteria stipulated in the NIT. Bids which do not fulfill any of the qualifying criteria specified in the NIT shall be rejected and shall not be considered for further evaluation. If after verification any such data/information are not found true or has attempted to conceal any unfavorable data/information, his tender shall be summarily rejected.

3. The institute reserves the right to take inputs regarding performance of a bidder on any similar work (on-going or completed) from a client whether disclosed in the tender or not. If any such report from the client is found to be un-satisfactory, the tender is liable to be rejected at the Technical Evaluation stage.
4. Details to be furnished along with the enclosure:
The applicants shall submit all relevant documents / supplementary papers etc. along with the application. The key information / documents as per Annexures given below to be furnished along with the tender:

NOTE:

Contractors / firms shall submit all the documents mentioned at para 4 above without fail. An undertaking that data/ information furnished are true in all respects the data/ information should be submitted. If after verification any such data/ information are not found true or has attempted to conceal any unfavorable data/ information his tender shall be summarily rejected.

The Price Bid (B) is divided into Part I and Part II, and bidders are advised that the final financial evaluation shall be carried out on the basis of the combined total of both parts and as mentioned in the Financial Bid.

List of Documents to be submitted with Technical Bid:

1. Up-to-date Registration certificate from Govt. / Semi Govt. Dept. / Autonomous Body.
2. FMD.
3. Work order and satisfactory completion certificates from Govt./ Semi Govt. Department/ Autonomous Body/ Reputed Private organization to be submitted as proof of eligibility criteria.
4. Turnover Certificate from CA.
5. Solvency Certificate.
6. GST registration certificate.
7. PAN.
8. ESIC & EPF registration certificate.
9. Current Labour License (As applicable).

List of Documents to be submitted with Financial Bid:

1. Duly filled in priced BOQ.

Price Bid (B) is divided into Part I and Part II, and bidders are advised that the final financial evaluation shall be carried out on the basis of the combined Sum of total of both parts (Part I + Part II).

सामान्य नियम और शर्तें / GENERAL TERMS & CONDITIONS:

1. All the prospective bidders, before preparing the tender and submitting the same must go through the contents of the entire tender document carefully and note the same for

compliance. Any deviation or non-compliance of the information/instructions provided in the tender document may result in treating the tender as non-responsive.

2. **Date & Time of Submission:** The signed technical and commercial bids should be kept in separate sealed covers, which shall be submitted in a big, sealed cover super scribed with the “CPPP Id” and “No. NIPER-G/S&P/193/CMC-CAF/2025-26/.421. dated 24/03/2026” with the subject mentioned as: “**Comprehensive Annual Maintenance Contract (CAMC) for Operation and maintenance of electro-mechanical services for the Central Animal Facility at NIPER-Guwahati**” and addressed to the *Director, National Institute of Pharmaceutical Education and Research (NIPER)-Guwahati, SilaKatamur, Halugurisuk, Changsari, Kamrup, Assam-781101, INDIA.* The tender/email should reach this institute *on or before 20th April 2026* up to **2:00pm** and will be opened on the same day at **2:30pm**.
3. All the bids are to be submitted in a two-bid system, i.e., a **big sealed envelope** containing both technical and commercial bids in separate sealed covers.
 - A. **Last date for receiving sealed tenders containing technical and commercial bids: 20th April 2026 up to 2:00pm.**
 - B. **Opening of bids (technical only): 20th April 2026 up to 2:30pm.**
 - C. **Opening of bids (commercial): shall be intimated later.**
4. All prospective bidders should submit a hard copy of tenders in sealed covers. No online/email tenders will be accepted.
5. A detailed point wise technical compliance/deviation statement to be provided enabling user department to have clear idea of technical compliance of offer submitted. **In case of No-deviations, submission of “No-Deviation Certificate”, as per Annexure-5, indicating that the tender requirements are 100% fulfilled and no deviation to report; is mandatory along with the technical bid.**
6. बोली की वैधता / **Bid Validity:** The Bid shall remain valid for acceptance for a period of 90 days after the date of Bid opening prescribed in the Bidding Document. Any Bid valid for a shorter period shall be treated as unresponsive and rejected. In exceptional cases, the Bidders may be requested by the Institute to extend the validity of their Bids up to a specified period. The Bidders, who agree to extend the Bid validity, are expected to extend the same without any change or modification. In case the day up to which the Bids are to remain valid falls on or subsequently declared a holiday or closed day for NIPER-Guwahati, the Bid validity shall automatically be extended up to the next working day.
7. संबंधीत कानून / **Applicable Law:** All disputes shall be settled in the courts of Guwahati Jurisdiction only.
8. आपूर्ति / सेवाओं के लिए स्थान / **Locations for the supply / services:** The bidders may note that the items covered by this document are required to be supplied and installed at:
**NIPER-Guwahati,
SilaKatamur, Halugurisuk,
Changsari, Kamrup, Assam-781101.**

9. **स्वीकृति और अस्वीकृति / Acceptance & Rejection:** The acceptance of the quotation will rest with the Director, NIPER-Guwahati, who does not bind himself to accept the lowest quotation and reserves the right to himself to reject or accept, partially or all the quotations received, without assigning any reason. The Director, NIPER-Guwahati further reserves the right to withdraw the tender or part thereof or modify the requirements without assigning any reason and the right to relax any of the conditions in the best interest of the Institution.
10. **निविदा दस्तावेज के नियमों और शर्तों की स्वीकृति / Acceptance of the terms and conditions of tender document:** Bidders are expected to provide a certificate that all the terms and conditions of enquiry are accepted.
11. **पत्राचार / Correspondence:** All the correspondence related with the assignment/work/services should be addressed to Director, NIPER-Guwahati till placement of order, who is final deciding authority.
12. **छूट / Relaxation:** Director, NIPER- Guwahati reserves the right to relax any of the conditions or modify the specifications in exceptional cases, in the best interest of the institute. NIPER-Guwahati reserves the right to withdraw the tender in whole or part at any stage without assigning any reason thereof.
13. Unloading at NIPER-Guwahati premises and safe shifting of the item to identified location, unpacking etc. is suppliers' responsibility.
14. TDS would be recovered as per rules in case of Fabrication/ Servicing/Maintenance jobs/Installation charges etc.
15. **Bidders are hereby instructed to submit their price bid exclusively in the sealed envelope superscribed as 'Financial Bid'. The submission of financial bid, in whole or in part, along with the technical bid will render the bidder liable for disqualification.**
16. All prospective bidders are requested to kindly submit their queries/clarifications, if any, to the email address: purchase@niperguwahati.in
17. **नोट / Note:** To compare the cost, the bidders are expected to offer their price on FOR NIPER-Guwahati basis (all inclusive). It is not possible either for the bidder or for the institute to add any price component after opening the commercial bids. In case of no indication given, the quoted price would be treated as FREE delivery (All inclusive cost up to NIPER-G).


Stores & Purchase Officer

FORMAT FOR TECHNICAL DETAILS OF THE BIDDER

(To be submitted with technical bid)

(Please fill the information in text typed)

Sl. No.	Particulars	Details			
1.	Name of the Firm				
2.	Complete Address:				
3.	Contract Person/Representative of the Firm				
4.	Office Phone:				
5.	Mobile Number:				
6.	E-mail No.:				
7.	PAN Number:				
8.	GST Registration No.				
9.	MSME Details (such as Small/Medium/Micro)				
10.	Experiences:				
	Year	Name of the Institute	Institute Type (IITs, IIMs, NITs, NIPER/ Central Funded Technical & Health Sciences Institutions/Central Institution) i.e. Institutes of National Importance	Documents attached (Yes/No.) Work Order No. & Date	Completion Certificate/Experience Certificate Number & Dt. attached Yes/No.
11.	Past Performance in last 5 years; (copy of testimonials from the previous clients should be enclosed.)				
12.	Litigations, if any, connected with work Yes/No. (if yes, details to be furnished)				
13.	Has the firm been blacklisted by any Organization, if so, attach the details of the same				
14.	Have you been ever removed/terminated in mid of the contract period without completing term of contract Yes/No, (if yes, details to be				

	furnished)	
15.	Other Information if any	

Note: The above details will be verified from the attached documents. It is mandatory to fulfil the above information for evaluation of Technical Bid and all entries must be filled in text typed. Partially filled/incomplete information will not be considered.

UNDERTAKING

I hereby also declare that the above information is true & correct to the best of my knowledge and belief. If I have made any false, fraud or untrue statement, suppression, or concealment of the true facts, I understand that our services shall be terminated in the event that the above facts are found to be incorrect or false and shall be liable appropriate legal action. I understand that in the event of my information being found false or incorrect at any stage, my credential/bid shall be liable to be rejected without notice.

Signature of authorized person

Signature Seal of the Firm
Place..... Date.....

FORMAT FOR FINANCIAL DETAILS OF THE BIDDER

(To be submitted with technical bid and to be given separately for each partner in case of Joint Venture/ Consortium)

1. Name of the contractor/ firm:
(partner in case of Joint Venture/ consortium)
 2. Capital
 - a) Authorised:
 - b) Issued & paid up:
 3. Attach audited balance sheet and profit & Loss statement for the last three years.
 4. Financial Position
 - a) Cash
 - b) Current assets
 - c) Current Liabilities
 - d) working capital
 - e) Net Worth
 - f) Annual turnover for last 3 years.
 5. Total Liabilities :
 - a) ratio of current assets to current liabilities.
 - b) Ratio of cash, temporary investment held in lieu of cash and current receivable to current liabilities.
 - c) Ratio of total liability to net worth.
 6. Annual value of RCC building construction works, undertaken for each of the last three years.
- | Current year(projected) | One Year before | Two Year before |
|--|-----------------|-----------------|
| 7. Net profit before tax: | | |
| a) Current Period | | |
| b) During the last financial year | | |
| c) During each of the three previous financial years. | | |
| The profit and loss statements have been certified through by..... | | |
| 8. Applicant's financial arrangements | | |
| a) Own resources : | | |
| b) Bank credits: | | |
| c) Others (specify): | | |
| 9. Details and value of property owned by the Applicant
(Attached Valuation Report Bankers reference). | | |
| 10. Approximate value of works in hand: | | |
| 11. Value of anticipated orders for next financial year: | | |

Signature of authorized person

SignatureSeal of the Firm

Place.....Date.....

BANKER'S SOLVENCY CERTIFICATE FROM SCHEDULE BANK
(To be submitted with technical bid)

This is to certify that to the best of our knowledge and information

M/s.

(Name and Address of the applicant/ contractor)

a customer of our bank is respectable and can be treated as good for any engagement upto a limit of
' (in figure
).....(in words).

This certificate is issued without any guarantee or responsibility on the part of in the Bank or any its officers.

Signature and Seal of the Bank

Name of the Bank

Address

Date

**LIST OF QUALIFYING WORKS EXECUTED DURING LAST 7
YEARS AS PER CRITERION OF THE TECHNICAL EVALUATION
CRITERIA**

(To be submitted with technical bid)

Sl. No.	Full Postal Address of client & Name of Officer-in-Charge	Description of the work with contract no.	Value of contract	Date of Commencement of work	Stipulated date of completion	Actual date of completion

Note: Original or attested copies of work order and completion certificates from the client should be submitted by the applicant. Otherwise, it will not be considered.

FORMAT FOR NO-DEVIATION CERTIFICATE

(To be submitted with technical bid)

UNDERTAKING

I hereby certify that:

1. We have reviewed the entire Tender document and accept all the terms and conditions mentioned therein without any deviation, reservation, exception, or condition.
2. Our Technical Bid is 100% compliant with the tender requirements.
3. We have not taken any deviation from the technical specifications or commercial terms laid down by the Authority.

We understand that if any deviation is found in our bid (explicit or hidden), or if this certificate is found to be incorrect, our bid is liable to be rejected summarily and our Earnest Money Deposit (EMD) may be forfeited.

I hereby also declare that the above information is true & correct to the best of my knowledge and belief. If I have made any false, fraud or untrue statement, suppression, or concealment of the true facts, I understand that our services shall be terminated in the event that the above facts are found to be incorrect or false and shall be liable appropriate legal action. I understand that in the event of my information being found false or incorrect at any stage, my credential/bid shall be liable to be rejected without notice.

Signature of authorized person

Signature

Seal of the Firm

Place.....

Date.....

Note: This document must be submitted on the company's letterhead and submitted along with the Technical Bid.

Annual Turnover during the last three consecutive years:

Sl.no.	Year	Turnover (in ₹)
1	2021-22	
2	2022-23	
3	2023-24	

Signature of authorized person

Signature

Seal of the Firm

Place.....

Date.....

Note: Original or Attested / Notarized copies of work order and completion certificates from the client should be submitted by the applicant.

**Undertaking regarding obtaining GST
registration Certificate of the State, in which
work is to taken up**

If work is awarded to me, I/we shall obtain GST registration Certificate of the State, in which work is to be taken up within one month from the date of receipt of award letter or before release of any payment by NIPER GUWAHATI, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on a/c of the work executed and/or for any action taken by NIPER GUWAHATI or GST department in this regard.

Signature of Notary with seal

Signature of Bidder(s) or an authorized
Officer of the firm with stamp

**Details of Registration with Govt. /Semi Govt. Department
/Autonomous Body/ Reputed private organization (copy attached)**

- a) Reg. No.
- b) GST No.:
- c) Income Tax P.A.N.:
- d) Bankers and their address along with type of Account & Account No.
- e) PF Registration No.
- f) ESI registration number:

Signature of authorized person

Signature

Seal of the Firm

Place.....

Date.....

Deviation Sheet

(To be submitted with technical bid)

If the proposal has got any deviation from the tendering conditions and the General Conditions of Contract, the Tenderer shall tabulate those deviations clause by clause in this Schedule. Add more sheets, if required.

Sl. No.	Clause No.	Deviations

Signature of authorized person

Signature

Seal of the Firm

Place.....

Date.....

List of Major Equipment (CAF Building)

Sl. No.	Item Description	Qty.	Make
HVAC SYSTEM			
01	Air cooled screw chillers (2W+1S)	03 No.	Blue Star
02	Ht water Generator Capacity - 140 Kw (1w + 1S)	02 No.	Rapid cool
03	Chilled water Pump Capacity – 200 GPM (2W + 1S)	03 No.	Armstrong
04	HOT WATER PUMPS Capacity - (1W + 1S)	02 No.	Armstrong
05	Piping for Chilled Water Line with all Necessary Valves .	01 Lot	
06	Piping for Hot Water Line with all Necessary Valves	01 Lot	
07	AIR HANDLING UNIT		Iclean
7.1	RECIRCULATION TYPE AHU FOR AHU-1 AHU 01 - 4000 cfm @ 150 SP	01 No.	
7.2	Once through TYPE AHU Factory built double skin Air Handling units with separate fans for supply & return (in 2 tier) with HRW. (02 W + 01S) 8000 CFM	03 No.	
7.3	Supply air unit of capacity 1000cfm for Auto Clave Area	01 No.	
7.4	Exhaust unit of 1500cfm	02 No.	
8.0	VRV Unit		
8.1	Cassette unit 2TR ceiling suspended	08 No.	Blue Star
8.2	Split AC	10 NO.	Voltas, LG,Blue stare
9.0	Humidifier of capacity 9.6Kg/h with Steam distribution pipes	01 No.	Rapid cool
9.1	Humidifier of capacity 46Kg/h with Steam distribution pipes	01 No.	Rapid cool
CLEAN ROOM EQUIPMENTS			
01	Garment cubicle.	04 No.	Iclean
02	02 Door Dynamic pass box	02 No.	Iclean
03	03 Door Dynamic pass box	01 No.	Iclean
04	Air Shower	01 No.	Iclean
ELECTRICAL			
01	PCC Panel	01 No.	
02	APFC Panel	01 No.	
03	SLDB/ELDB/TPNDB/SPDB for Clean room Light fixture, power sockets and other equipments .	08 No.	

04	Switch/Socket – 1Ph and 3Ph	01 Lot	
05	Clean room LED Light Fixture	01 Lot	
06	Industrial type Light Fixture	01 Lot	
07	DALI system for Animal House Light Fixture		
08	Krone Box with RJ 11 Socket in clean room	01 Lot	
09	Net Switch with RJ 45 Socket in Clean room	01 Lot	
BMS SYSTEM			
01	DDC Controller	05 No.	Honeywell
02	Sensor for Controlling the room Parameter	01 Lot	
03	DDU for Room Temp., Rh and Room Pressure display	15 No.	
FIRE ALARM , ACCESS AND CCTV SYSTEM			
01	Analogue Addressable Fire Alarm System	01 No.	
02	Addressable Multi Criteria Detector (Smoke + Fixed Heat + Rate of Rise Heat Detector). Below Falseceiling	65 No.	
03	Addressable Multi Criteria Detector (Smoke + Fixed Heat + Rate of Rise Heat Detector) . Above Falseceiling	21 No.	
04	Push Type Addressable Manual Pull station	10 No.	
05	Hooter with Strobe flasher	09 No.	
06	Exit Signages.	10 No.	
07	Access Control system with accessories and Controller	07 Door	
08	Door Interlock	01 Set	
09	IP type 1.3 Megapixel HD IP IR Dome camera with 1/3" 1.3 megapixel progressive scan CMOS, 1280 (H) × 960 (V), fixed lens 2.8mm or better, IR BEAM distance minimum 30m, IP66, along with Wall Mounting Brackets for the cameras etc complete as required.	20 No.	Honeywell
10	16 channel NVR	01 No.	
11	32" size colour monitors	01 No.	

The list is not exhaustive, and any material or equipment not specifically mentioned shall also be deemed to be included within the scope of this tender.

FORMAT FOR FINANCIAL/PRICE BID

(To be submitted in the sealed envelope superscribing as “Financial Bid” and not to be submitted with technical bid)

Price Bid - Part B (Part I + Part II)					
<u>BOQ</u>					
Name of work: Comprehensive annual maintenance contract for operation and maintenance of electro-mechanical services for animal house facility at NIPER, Guwahati					
Part-I	<i>Operation & Maintenance</i> <i>The Price Bid is divided into Part I and Part II, and bidders are advised that the final financial evaluation shall be carried out on the basis of the combined total sum of Amount of both parts (Part I + Part II).</i>				
Item No.	Description of item	Unit	Qty	Amount per month (₹)	Amount for 12 months (₹)
1	Comprehensive day-to-day operation and maintenance of the cleanroom facility, including HVAC, electrical systems, BMS, CCTV, access control system, VRV Ac system, Split Ac system door interlock system, and associated equipment as detailed in Annexure-XI, as per the scope of work including required manpower, and terms and conditions specified in the tender document, for a period of one year.	Months	12		
Sub Total amount of Part-I =					
Part-II	Supply, installation, testing and commissioning of following component/accessories as and when required including labour cost.				
Item No.	Description of item	Unit	Qty	Rate(Rs.)	Amount (Rs.)
A	ANIMAL HOUSE FACILITY				
1	Filter Details for Recirculation AHU # 01				
1.1	Combined Filter (G4 + M5) of Sizes 610x610x300 for AHU - 01	Nos.	2.00		
1.2	Combined Filter (G4 + M5) of Sizes 610x305x300 for AHU - 01	Nos.	2.00		
1.3	HEPA Filters (H13) for AHU - 01 of Size 610 x 610 x 305mm	Nos.	2.00		
1.4	HEPA Filters (H13) for AHU - 01 of Size 610 x 305 x 305mm	Nos.	2.00		

1.5	Filter for Fresh air (G4) of size 610 x 305x50mm	Nos.	1.00		
1.6	Bleed air filter (H13) size 610 x 305 x150mm	Nos.	1.00		
2	Filters details for Once thru AHU # 02,03 & Standby				
2.1	Combined Filter (G4 + M5) of Sizes 610x610x300 mm	Nos.	18.00		
2.2	HEPA Filters (H13) of Size 610 x 610 x 305mm	Nos.	18.00		
2.3	Fresh air Filters G4 of size 660x670x50mm	Nos.	18.00		
2.4	Exhaust Filters G4 of size 610x610x50mm	Nos.	18.00		
3	Filters for VSU				
3.1	Combined Filter (G4 + M5) of Sizes 610x610x300 mm	Nos.	1.00		
4	Filter for VEU # 01 & 02				
4.1	G4 Prefilter for VEU of size 610x610x50mm	Nos.	2.00		
5	Pre filters for Return Air riser grill	Nos.	1.00		
6	Filters for Cassatte A.C of 02 TR Capacity . Blue Star make	Nos.	8.00		
7	Light Fixture				
7.1	42 Watt clean room cumpatable LED botton openable light Fixture	Nos.	1.00		
7.2	40watt LED indistrial light fixture	Nos.	1.00		
8	HEATERS				
8.1	Heater for 140 KW Hot water Generator of Rapid cool make.	Set	1.00		
8.2	Heater for 09 KW steam Generator of Rapid cool make.	Set	1.00		
8.3	Heater for 48 KW steam Generator of Rapid cool make.	Set	1.00		
9	SWITCH/SOCKET				
9.1	5/15 Amp. Clean room campatable 03 Module switch/socket	Nos.	1.00		
9.2	5/15 Amp. Clean room campatable 06 Module switch/socket	Nos.	1.00		
9.3	06 Amp. Switch with inner outer plate 01 Module	Nos.	1.00		
9.4	06 Amp. Switch with inner outer plate 02 Module	Nos.	1.00		
10	Service Kit (Oil , Filters etc) for servicing of Chiller	Nos.	3.00		
11	MCCB of Following Rating for APFC Panel				
11.1	25 Amp. TP	Nos.	1.00		
11.2	63 Amp. TP	Nos.	1.00		
11.3	63 Amp. FP	Nos.	1.00		
11.4	125 Amp. TP	Nos.	1.00		
11.5	125 Amp. FP	Nos.	1.00		
11.6	250 Amp. FP	Nos.	1.00		
11.7	400 Amp. FP	Nos.	1.00		
11.8	32 A TPN	Nos.	1.00		
11.9	63Amp. TPN				
12	Capacitor duty Contractor of following rating				

12.1	25 Amp.	Nos.	1.00		
12.2	63 Amp.	Nos.	1.00		
12.3	125 Amp.	Nos.	1.00		
13	Spare for main LT Panel				
13.1	1250 Amp. 04 Pole 50KA ACB	Nos.	1.00		
13.2	20-25 A , 3TP MPCB	Nos.	1.00		
13.3	1.5-2.5 A , 3TP MPCB	Nos.	1.00		
13.4	09-14 A , 3TP MPCB	Nos.	1.00		
13.5	2.5-4.0 A , 3TP MPCB	Nos.	1.00		
14	04 Pole MCB				
14.1	10 Amp.	Nos.	1.00		
14.2	16Amp.	Nos.	1.00		
14.3	25 Amp.	Nos.	1.00		
14.4	63 Amp.	Nos.	1.00		
15	03 Pole MCB				
15.1	06 Amp.	Nos.	1.00		
15.2	10 Amp.	Nos.	1.00		
15.3	16 Amp.	Nos.	1.00		
15.4	25 Amp.	Nos.	1.00		
15.5	63 Amp.	Nos.	1.00		
16	01 Pole MCB				
16.1	06 Amp.	Nos.	1.00		
16.2	10 Amp.	Nos.	1.00		
16.3	16 Amp.	Nos.	1.00		
17	Variable Frequency Drive (VFD)				
17.1	075 KW	Nos.	1.00		
17.2	5.5 KW	Nos.	1.00		
17.3	11 KW	Nos.	1.00		
17.4	3.7 KW	Nos.	1.00		
18	Power Contractor of Following Rating				
18.1	25 A, TP	Nos.	1.00		
18.2	09 A , TP	Nos.	1.00		
19	Clean room Compatable Digital Display Unit (DDU) for monitering the Room Temp. Rh. & Differential Pressure	Nos.	1.00		
20	Magnehalic Gauge for Clean Room	Nos.	1.00		
19	Validation charges of Facility as per IS Standard	Lot	1.00		
20	FILTERS				
20.1	Combined Filter (G4 + M5) of Sizes 610x610x300 for AHU - 01 & 02	No.	5.00		
20.2	Fine Filter (F9)of Sizes 610x610x305 for AHU - 01 & 02	No.	5.00		
20.3	HEPA Filter of size 450 x 450mm	No.	1.00		
21	HEATERS				
21.1	Tubular Finned Type 02 KW Rating 1200 mm Long Heater	No.	9.00		
21.2	Tubular Finned Type 1.1 KW Rating 650mm Long Heater	No.	1.00		

22	THYRESTER FOR AHU HEATER				
22.1	50 Amp.	No.	1.00		
22.2	25 Amp.	No.	1.00		
Sub Total amount of Part-II =					
Total of Part-I + Part-II = Rs.					
Discount if any					
G Total = (Rs.)					

Note: a. All quoted rates should be inclusive of GST.

b. The contract value will be the total price quoted in Financial Bid.

Signature of authorized person

Signature

Seal of the Firm

Place.....

Date.....

PROFORMA OF AGREEMENT

CONTRACT AGREEMENT FOR THE WORK OF.....

DATED.....2025 (.....Two Thousand TwentyFour) Between M/s in the town of hereinafter called the “**CONTRACTOR**” which term shall unless excluded by or repugnant to the subject or context include its successors and permitted assignees of the one part and the NIPER Guwahati hereinafter called the “**INSTITUTE**” (Which term shall, unless excluded by or repugnant to the subject or context include its successors and permitted assignees) of the other part.

Whereas:

A. The Institute being desirous of having provided and executed certain works mentioned, enumerated or referred to in the tender documents including short Tender notice, General Tender Notice, Special conditions of Contract, Specifications, Drawings, Plans. Time Schedule of Completion of Jobs, Agreed Variations, other documents has called for Tender.

B. The Contractor has inspected the site and surroundings of the works specified in the tender documents and has satisfied himself by careful examination before submitting his tender as to the nature of the surface strata, soil, sub-soil and ground, the form and nature of site and local conditions , the qualities, nature and magnitude of the work, the availability of labour and materials necessary for the execution of work, the means of access to site, the supply of power and water thereto and accommodation he may require and has made local and independent enquiries and obtained complete information as to the matters and things referred to, or implied in the tender documents or having any connection therewith, and has considered the nature and extent of all probable and possible situations, delays, hindrances or interferences to or with the execution and completion of the work to be carried out under the contract, and has examined and considered all other matters, conditions and things and probable and possible contingencies, and generally all matters incidental thereto and ancillary thereof affecting the execution and completion of the work and which might have influenced him in making his tender.

C. The Notice Inviting Tender, Special Conditions of Contract Specifications, Drawings, Plans, Time Schedule of Completion of Jobs, and other documents, copies of all which are hereto annexed and marked “A”, The letter of submission of Tender and Acceptance of tender and any statement of agreed variation with its enclosures, copies of which are also hereto annexed and marked “B” form part of this contract though separately set out herein and are included in the expression “CONTRACT” wherever herein used .

And Where as

The Institute accepted the Tender of the Contractor for the provision and the execution of the said work at the rates stated in the schedule of quantities of works and finally approved by Institute (herein after called the "Schedule of Rates") upon the terms and subject to the conditions of contract.

Now This Agreement Witnesseth And it is hereby agreed and declared as follows:

1. Inconsideration of the payment to be made to the Contractor for the work to be executed by him, the Contractor hereby covenants with the Institute that the Contractor shall and will duly provide, execute and complete the said works and shall do and perform all other acts and things in the contract mentioned or described or which are to be implied there from or may be reasonably necessary for the completion of the said works and at the said times and in the manner and subject to the terms and conditions or stipulations mentioned in the contract.
2. In consideration of the due provision execution and completion of the said works, Institute does hereby agree with the Contractor that the Institute will pay to the Contractor the respective amount for the work actually done by him and approved by the Institute at the Schedule of Rates and such other sum payable to the Contractor under provision of Contract, such payment to be made at such time in such manner as provided for in the Contract.

AND

3. In consideration of the due provision, execution and completion of the said works the Contractor does hereby agree to pay such sums as may be due to the Institute for the services rendered by the Institute to the Contractor, such as power supply, water supply and others as set for in the said contract and such other sums as may become payable to the Institute towards the controlled items of consumable materials or towards loss, damage to the Institute's equipment, materials construction plant and machinery, such payments to be made at such time and in such manner as is provided in the Contract.

It is specifically and distinctly understood and agreed between the Institute and the Contractor that the Contractor shall have no right, title or interest in the site made available by the Institute for execution of the work executed or in the buildings, structures or works executed on the said site by the Contractor or in the good articles, materials etc. brought on the said site unless the same specifically belongs to the Contractor and the Contractor shall not have or deemed to have any lien whatsoever charge for unpaid bills nor will be entitled to assume or retain possession or control of the site or structures and the Institute shall have an absolute and unfettered right to take full possession of site and to remove the Contractor, their servants, agents and materials belonging to the Contractor and laying on the site.

The Contractor shall be allowed to enter upon the site for execution of the works only as a licensee simpliciter and shall not have any claim, right, title or interest in the site or the structures erected thereon and the Institute shall be entitled to terminate such license at any time without assigning any reason.

The material including sand, gravel, stone, loose earth, rock etc., dug up or excavated from the said site shall, unless otherwise expressly agreed under the contract exclusively belong to the Institute and the Contractor shall have no right to claim over the same and such excavations and materials should be disposed of on account of the Institute according to the Instructions in writing issued from time to time by the Engineer-in-charge.

In witness whereof the parties have executed these presents in the day and the year first above written.

Signed and Delivered for and on behalf
of Institute NIPER Guwahati

Signed and Delivered for and on
behalf of Contractor

Date :

Date :

Place :

Place :

In presence of the Witnesses

1.....

1.....

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2.....

2.....

(Format of Indemnity Bond to be executed on a non-judicial stamp paper valued at not less than Rs.100/-)

INDEMNITY BOND

By THIS BOND I, Shri/Smt.son of Shri. /Smt.....Residing at by occupation the Partner/Proprietor/Director having office at am a tenderer at NIPER Guwahati (NIPER GUWAHATI).

1. WHEREAS, the said NIPER GUWAHATI asked every tenderer, who is not covered under E.S.I. or any other insurance Act or exempted to furnish an Indemnity Bond in favour of NIPER GUWAHATI against all damages and accident to the Labourer of the Tenderer/ Contractor.

2. NOW THIS BOND OF INDEMNITY WITNESSTH THAT the Tenderer/ Contractor named herein above shall indemnify the NIPER GUWAHATI against all damages and accident occurring to the Labourers of the Tenderer/ Contractor as demanded by the NIPER GUWAHATI and which shall be legal and/or claimed by the NIPER GUWAHATI during the execution of the work stated in the NIT No: _____ AND the Contractor hereunder agree to indemnify and at all times keep indemnified the NIPER GUWAHATI and its administrator and representative and also all such possible claim or demand for damages and accidents.

IN WITNESS WHEREOF.....
.....and..... NIPER Guwahati by the order and under the directions of NIPER Guwahati have herein to set their respective hands the day and year first above written.

Signed, sealed and delivered

Signature by the said Contractor

in the Presence of

Name:
Witness
Address:

Witness:

