



ಎಸ್.ಐ.ಸಿ.ಎಸ್. ಜಡ್ಜ್ ಕೋರ್ಟ್
 (ಆರ್.ಐ.ಸಿ.ಎಸ್. ಸರ್ಕಾರಿ ನೌಕರರಿಗೆ, ಸರ್ಕಾರಿ ಕೆಲಸದ
 ವಿದ್ಯಾರ್ಥಿ ಸಹಾಯ ನಿಧಿಗಳ
 ಕೆಲಸದ ನಿರ್ವಹಣೆ ಮತ್ತು, ಸಹಾಯ ನಿಧಿಗಳ)
 EMPLOYEES STATE INSURANCE CORPORATION
 (PROVIDES OLDAGE & PENSION, GRATUITY ETC)



ಪ್ರಾದೇಶಿಕ ಕಛೇರಿ, ಬೆಂಗಳೂರು
 No.10, Binny Road, Binny Layout, Bangalore - 560 023
 क्षेत्रीय कार्यालय, कर्नाटक
 No.10, Binny Road, Binny Layout, Bangalore - 560 023.
 REGIONAL OFFICE, KARNATAKA
 No.10, Binny Road, Binny Layout, Bangalore - 560 023.
 Phone: 080 26742485, Email: esic@esic.gov.in
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**E-TENDER
 FOR
 NOTICE INVITING TENDER (NIT)**

Notice Inviting e-Tender No.	W-26011/7/2025-PMD & Comp. No.1521966
Name of Work	Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, ESI Hospital-Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)
Estimated Cost	Rs. 2,44,13,901.00
Earnest Money Deposit (EMD) @2%	Rs. 4,88,279.00
Security Deposit	2.5% of the Tendered Value
Time Allowed (for return of SD)	12 Months after completion of contract
Date of Start of Bid Submission	03.02.2026, 11:00 AM
Last Date & Time for Submission of Bids	24.02.2026, 11:00 AM
Date & Time of Opening of Technical Bids	25.02.2026, 11:00 AM
Date & Time of Pre bid meeting	13.02.2026, 11.00 AM
Date & Time of Opening of Financial Bids	Will be intimated to technically qualified Bidders in due course of time.
Submission of hard copies of EMD	The original EMD should be submitted in the office of PMD Branch, ESIC Regional Office, Bengaluru up to 11:00 AM on 24.02.2026
Experience Certificates, Registration certificates, Affidavit, Undertaking and other documents to Regional Office by the Lowest Tenderer.	To be submitted during office hours within a week from the date of opening of Financial Bid. In case the last day happens to be closed holiday, these documents shall be submitted on next working day.

REGIONAL DIRECTOR
 ESIC Regional Office, Bengaluru

Name of work: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, **ESI Hospital- Doddaballapur**, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in **Karnataka** for the Period from 2026-27 (Package-I).

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ए. ए. ई. पी.
E. S. I. C.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿ

ಕಾರ್ಮಿಕರ ಸರ್ಕಾರಿ ವಿಮೆ ಸಂಸ್ಥೆ
ಎಸ್.ಐ.ಸಿ.ಸಿ. (ಇಂಡಿಯಾ) ಲಿಮಿಟೆಡ್, ಬೆಂಗಳೂರು

EMPLOYEES STATE INSURANCE CORPORATION
(MINISTRY OF LABOUR & EMPLOYMENT, GOVT. OF INDIA)



सत्यमेव जयते

ಕರ್ನಾಟಕದ ಪ್ರದೇಶ, ಕಾರ್ಮಿಕರ ವಿಮೆ

ಪ್ರಾದೇಶಿಕ ಕಾರ್ಮಿಕರ ವಿಮೆ ಸಂಸ್ಥೆ

ನಂ. 19, ದಯವೆಡ್ಡೆ, ಬೆಂಗಳೂರು - 560 022.

REGIONAL OFFICE, KARNATAKA

No.19, Dayveedu, Bangalore - 560 022.

Phone: 989-20742495; Email: of.karnataka@esic.gov.in

Website: www.esic.gov.in

PRESS NOTICE

Date: 03.02.2026

The Regional Director, ESIC Regional Office, Bengaluru invites online Percentage Rate bids in two bid system through e-tendering mode from enlisted and eligible contractor/firm of CPWD/State PWD/MES/Railways/BSNL or the departments of state government dealing with construction and maintenance of buildings & roads with appropriate class and category in either Electrical or Composite Works as detailed below:

NIT No. W-26011/7/2025-PMD & Comp. No.1521966

Name of work: "Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office Bengaluru, ESI Hospital-Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-1) "

Estimated Cost Put to Tender :Rs. 2,44,13,901.00

Earnest Money :Rs. 4,88,279.00

Period of completion :12 Month

The bid forms and other details can be obtained from the website www.esic.gov.in/tenders or <https://eprocure.gov.in/eprocure/app>. Further modification or change of dates, if any, can be seen in the web site www.esic.nic.in/tenders.

Sd/-

Regional Director,
ESIC Regional Office, Bengaluru

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR E-TENDERING

The REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru invites online Percentage Rate bids in two bid system through e-tendering mode from enlisted and eligible Electrical/ Composite category contractor/firm of CPWD/State PWD /MES/Railways/BSNL or the departments of state government dealing with **construction and maintenance of buildings & roads** with appropriate class and category and having valid electrical contract license from Central Government or any State/UT Government, which is not less than **11 KV i.e EA / Grade "A"** or equivalent as detailed below:

Eligibility Criteria-

(i) The bidder should have registration with CPWD/State PWD /MES/Railways/BSNL or the departments of state government dealing with **construction and maintenance of buildings & roads** with appropriate class and category in either Electrical or Composite Works.

(ii) The Bidder should have satisfactorily completed similar works during the last Seven years ending previous day of last date of submission of tenders as below. For this purpose, cost of work shall mean gross value the completed work including cost of material supplied by the Government/Client but excluding those supplied free of cost. This should be certified by an officer not below the rank of Executive Engineer/Project Manager or equivalent. :

Three similar completed works each costing not less than **Rs. 97,65,561.00** (40% of the estimated cost to put to tender)

OR

Two similar completed works each costing not less than **Rs. 1,46,48,341.00** (60% of the estimated cost to put to tender)

OR

One similar completed work of aggregate cost not less than **Rs. 1,95,31,121.00** (80% of the estimated cost to put to tender)

Similar work shall mean works consisting of Manpower deployment for Electrical Repair & maintenance works and Annual Maintenance Contract related works of Electromechanical equipment installations in Hospitals buildings / Residential Buildings / Office Buildings / Other Institutional buildings under one contract.

The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to the previous day of last date of submission of bid.

(iii) The bidder should have had Average Annual Financial Turn over of **Rs. 1,22,06,951.00** (50% of the **estimated cost to put to tender**) on Electrical works during the last three consecutive years Balance sheets duly audited by Chartered Accountant. Year in which no turnover is shown would also be considered for working out the average.

(iv) The bidder should not have incurred any loss (profit after tax should be positive) in more than two years during available last five consecutive balance sheets, duly certified and audited by the Chartered Accountant.

(v) The solvency of the bidder should have **Rs. 97,65,561.00** (40% of the estimated cost to put to tender certified by his Bankers. (Not required if bidder is a Class-I (Electrical or Composite) and above registered contractor of CPWD).

(vi) The past experience in similar nature of work should be supported by certificates issued by the client's organization such as work order & work completion certificates.

(vii) The tenderer must be registered with **ESI, EPF & GST** statutory authorities and must also furnish self attested copies **ESI, EPF & GST** along with last six months payment receipts.

INDICATIVE CRITICAL DATE SHEET

Date of Publishing	03.02.2026, 11:00 AM
Bid Document Download Starts	03.02.2026, 11:00 AM
Bid Submission Starts	03.02.2026, 11:00 AM
Date of Pre Bid Conference	13.02.2026, 11:00 AM
Bid Submission Ends	24.02.2026, 11:00 AM
Technical Bid Opening Date	25.02.2026, 11:00 AM
Financial Bid Opening Date	Will be intimated later through mail/phone for the technically qualified bidders

1. The Earnest Money Deposit (EMD) for **Rs 4,88,279.00** (Rupees Four lakhs eighty eight thousand two hundred and seventy nine only) shall be in the form of Insurance Surety Bonds/ Account Payee Demand Draft/ Fixed Deposit Receipt. Banker's Cheque or Bank Guarantee (including e-Bank Guarantee) from any of the Commercial Banks or payment online in an acceptable form in favor of "ESI Fund A/C No. 1" payable at **Bengaluru**. EMD of unsuccessful bidder will be returned / refunded within one month after the award of the work to the successful bidder.

2. The bids need to be submitted along with all required and relevant documents related to works experience, financial strength etc. as per the requirement of bid documents duly authenticated / signed by the bidder. **Incomplete** bid is liable to be rejected.

3. Delayed / late and submission of bids by any other mode other than online **bids** mode will not be accepted and summarily rejected.

4. Conditional bid will not to be accepted and liable to the summarily rejected.

5. The intending bidders must read the terms and conditions of the bid document and satisfy himself fully with regard to their eligibility vis - a - vis eligibility criteria as given in **page No -4 & 5** and other pre - requirements before submitting the bids.

6. The tender for the work shall remain open for acceptance by ESI Corporation, **Regional Office, Bengaluru** for a period 90 days from the date of opening of the tender / bid.

7. ESI Corporation reserves the right to accept or reject any bid or annul the whole bidding process without assigning any reason whatsoever.

8. The bid submitted shall become invalid **IF:-**

1. The bidder is found ineligible vis - a - vis eligibility criteria mentioned in **page No -4 & 5** above.

2. EMD of requisite amount and in the prescribed manner is not deposited by the bidder.

3. The bidder does not upload all the documents (including GST Registration) as stipulated in the bid document including the EMD as listed in para-16 below.
4. Any discrepancy is noticed between the documents as uploaded at the time of submission of bid (as uploaded online) and hard copies (submitted by the lowest bidder physically in ESIC Regional Office, Bengaluru).
9. The bidder must ensure to quote the percentage above or below or at par to two places of decimal only both in figures as well as in words. The total amount of the offer corresponding to the percentages quoted by the bidder shall also be mentioned both in words and figures.
10. Technical bid documents submitted by the eligible and intending bidders shall be opened only for those bidders whose EMD and other required documents / certificates etc. are found in order.
11. Financial bids submitted by the eligible and intending bidders shall be opened only for those bidders who are found qualified based on technical bids. The financial bid shall be opened at the notified time, date and place in the presence of qualified bidders or their representatives, if they wish to be present.
12. ESIC reserves the right to verify the particulars furnished by the bidder independently and if any information furnished by the bidder is found incorrect at a later stage, the Agency shall be liable to be debarred from tendering / taking up works in ESIC.
13. The list of documents to be scanned and uploaded within the period of bid submission :
 1. Copy of EMD.
 2. Letter of Transmittal.
 3. Certificate of Work Experience as per Form - A (Enlisted CPWD (Electrical/Composite Category) Class-I & above contractors are not required to submit Certificate of Work Experience).
 4. Performance Certificate of Work Experience as per Form - B (Enlisted CPWD (Electrical/Composite Category) Class-I & above contractors are not required to submit Performance Certificate of Work Experience).
 5. Certificate of Average Financial Turnover of Rs. 1,22,06,951.00 (50% of the estimated cost to put to tender) from Chartered Accountant as per Form - C.
 6. Details of organizational structure of the bidder as per Form - D.
 7. Certificate of Registration for Goods and Service Tax (GST).
 8. PAN Card.
 9. Valid ESIC Registration Certificate.
 10. Valid EPF Registration Certificate.
 11. Last six months ESI, EPF, GST payment receipts.
 12. Copy of valid electrical contract license from Central Government or any State/UT Government, which is not less than 11 KV i.e EA / Grade "A" or equivalent.
 13. Copy of solvency of Rs. 97,65,561.00 (40% of the estimated cost to put to tender) certified by his banker.
 14. Valid Registration certificate of the firm/individual from CPWD/State PWD/MES/Railways/BSNL or the departments of state government dealing with buildings and roads with appropriate class and category in Electrical/Composite.

15. Eligible contractors of CPWD (Electrical/Composite Category) Class-I and above shall upload two separate letters for experience certificate and affidavit that these documents are not required to be submitted by them. Uploading of these two letters is mandatory.

16. If no contractor is submitted ESIC registration certificate / EPFO registration certificate, an affidavit in this matter to be enclosed / uploaded that firm has never been employed 10 (in case of ESIC), 20 (in case of EPFO) people in last seven years in any particular day and never been coverable under ESI Act / EPFO Act.

14. The bid is invited from the intending and eligible bidders for twelve (12) months during 2026-27. However, depending upon the satisfactory performance, the tenure of the contract agreement may be extended further up to twelve (12) months or part thereof with the mutual consent of ESI Corporation and the contractor / agency.

15. The site for the work is available as the ARMO work is to be carried out in ESIC premises. The prospective eligible bidders are advised to inspect and examine the concerned to acquainted themselves about the various aspects related to ARMO works to be carried out by them and satisfy themselves before submitting their bids with full awareness. The bidders are also expected to critically examine the premises from the point of view of its nature, means of access, the accommodation they may require, risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by bidders implies that he has read this notice and all other bid document and has made himself fully aware about the scope and specifications of the work to be done and local conditions and other factors having a bearing on the execution of this ARMO work.

16. Brief scope of services :

The prospective bidder is supposed to provide day to day maintenance services to buildings / premises including supply of materials and deployment of required manpower as specified in the bid document and also doing all such works as defined / specified / stipulated in the technical and financial bid documents and elsewhere. The deployed manpower have to perform any other additional duties assigned by the Engineer -in- charge from time to time.

17. The bidder whose bid is accepted will be required to furnish Performance Guarantee (PG) of 5% (Five Percent) of the bid amount within 10 days of the acceptance of the bid in the form of Insurance Surety Bonds/ Account Payee Demand Draft/ Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee(including e-Bank Guarantee) from any of the Commercial Banks or payment online in an acceptable form in favor of " ESI Fund A/C No. 1" payable at Bengaluru. If the successful bidder fails to deposit the said performance guarantee within the prescribed period of 10 working days including the extended period of 3 more working days, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor. However, EMD shall be returned after receiving the PG. PG will be returned after completion of the contract satisfactorily.

18. In addition to PG, Security Deposit (SD) equal to 2.5 % of the cost of work shall be deducted by ESIC from the running and final bills of the Contractor towards fulfillment of contractual obligation on the part of Contractor. SD shall be released after completion of defect liability period of 12 months from date of completion of contract.

19. The bidder whose bid is accepted will be required to furnish either copy of applicable Licenses / Registrations or proof for applying for obtaining Labour Licenses and Registration with EPFO, ESIC and BOCW Welfare Board. The registration with EPFO and Labour License are mandatory if 20 or more labour is employed in any day in the preceding one year whereas registration with ESIC and BOCW Welfare Board is mandatory if 10 or more labour is employed in any day in the preceding one year. On acceptance of the tender, the name(s) of the authorized representative of the contractor shall be communicated in writing to ESIC by the Contractor, who would be responsible for taking instructions from ESIC.
20. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection summarily. Such bidders may not be allowed to participate in the bidding process for ESIC works in future also.
21. The tender for the works shall remain open for acceptance for a period of Ninety (90) days from the date of opening of eligibility bid. If any bidder withdraws his tender before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the tender which are not acceptable to the ESIC, then the ESIC shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said earnest money as aforesaid. Further the bidders shall not be allowed to participate in the re-tendering process of the work.
22. All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a "nil" or "no such case" entry should be made in that column. If any particulars/query is not applicable in case of the bidder, it should be stated as "not applicable". The bidders are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the bid being summarily disqualified.
23. Pages of the eligibility document are numbered. Additional sheets, if any added by the contractor, should also be numbered by him. They should be submitted as a package with signed letter of transmittal.
24. References, information and certificates from the respective clients certifying suitability, technical knowledge or capability of the bidder should be signed by an officer not below the rank of Executive Engineer or equivalent.
25. The bidder may furnish any additional information which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information. No information shall be entertained after submission of technical bid document unless it is called for by the Employer.
26. The bidder should have sufficient number of Technical and Administrative employees for the proper execution of the contract. The bidder shall have to submit a list of these employees stating clearly how these would be involved in this work within 15 days of award of work.
 - Further clarifications, if any may be obtained from PMD Branch, ESIC Regional Office, Bengaluru.

REGIONAL DIRECTOR
ESIC Regional Office, Bengaluru

Important Instructions for Bidders to participate in the E-Tenders and regarding Online Payment:

The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

More information useful for submitting online bids on the CPP Portal may be obtained at: <https://eprocure.gov.in/eprocure/app>.

Registration

1. Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <https://eprocure.gov.in/eprocure/app>) by clicking on the link "Online bidder Enrollment" on the CPP Portal which is free of charge.
2. As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
3. Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
4. Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify / TCS / nCode / eMudra etc.), with their profile.
5. Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.
6. Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC/e-Token.

Searching for Tender Documents

1. There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.
2. Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective "My Tenders" folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
3. The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

Preparation of Bids

1. Bidder should take into account any corrigendum(s) published on the tender document before submitting their bids.
2. Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
3. Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF/ XLS / RAR / DWF/PG formats. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.
4. To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use "My Space" or "Other Important Documents" area available to them to upload such documents. These

documents may be directly submitted from the "My Space" area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

REGIONAL DIRECTOR
ESIC Regional Office, Bengaluru

Submission of Bids

1. The server time (which is displayed on the bidders' dash board) shall be considered as the standard time for referencing the deadlines for submission of the document by the bidders.
2. Bidder, in advance, should go through the notice inviting tender / advertisement, tender & its related document(s) carefully to understand the requirements of the tender and various documents that are required to be submitted as part of the bid.
3. In case of any clarifications pertaining to the tender, bidders are advised to check with concerned procuring authority in advance so that they can participate in the tender well within scheduled due date/time. Regarding any clarifications on the technical related matter in using the portal, same may kindly be get clarified from help desk facility or any other established technical support mechanism prevalent at that time.
4. Bidder, in advance should get ready with the required bid document(s) having correct file format / acceptable file name / optimal file size that are acceptable for online bid submission.
5. Generally, the permitted file format in the portal are pdf / xls / rar/ dwt/ jpg formats. File name should not contain special characters like &comma etc. File size of the bid documents can be reduced by scanning of bid documents with 100 dpi with black and white option and also some time it may require to increase local Java Runtime Environment memory at bidder end computer, while uploading bid document having huge size.
6. Mail/SMSs alerts are in-built in the eProcurement portal as an additional feature to inform procuring entities as well as bidders on various events that are happening in the portal. However, delivery of such mail/sms to concerned individual will always depends on the configuration of individual account in the portal, receiver's mail / sms server, mail box / mobile capacity and other factors. Hence, bidders are also advised to visit the website/portal regularly till bid submission due date/time to keep themselves updated and to act upon with respect to changes/modification deemed fit in any manner carried out in the tender by concerned procuring authority.
7. As bidder have been provided with the facility to submit bid documents at any time and also resubmit any number of times till bid submission due date/time, bidders are advised to submit their bid complete in all respect (free from virus/uncorrupted file/ correct file format/ right file size capable enough to upload from the bidder system) well in advance before the last date/time of the bid submission to avoid the last minute hassles.
8. Most importantly bidders are advised to get an acknowledgement containing Bid ID along with other vital information indicating successful submission of bids from the portal by following due process (like Freezing of Bid).
9. If a bidder withdraws their already submitted bid against a tender in the portal, then the bidder will not be allowed to participate in the same tender once again.
10. The bid documents submitted by the bidders are encrypted using PKI Technology involving digital signature certificates of pre-designated bid openers of the procuring entity to ensure the secrecy of the data. The encrypted bids are stored safely and securely in the server. Only designated bid openers shall be able to decrypt and open the bid on or after the pre-defined bid opening date/time. These assure bidders that their bids are kept confidential, safe and secure.
11. Bidders are advised to complete the online payment (if applicable) for Tender Fee, EMD and other fees well in advance at least one day in advance prior to the bid submission due date/time.
12. In case exemption is claimed on account of Tender Fee/EMD/others, then the bidders are advised to doubly check all entries and ensure exemption details are correctly entered. The exemption details cannot be changed once it is confirmed by clicking on "Confirm" button or

any process prevalent at that time and leaving that page.

13. As the banker of the bidder will take their own time for payment processing / clearing, the bidder can use the "Payment Verification" button or any other process prevalent at that time to check the completion of the online payment process from the bank to the eProcurement portal. Only upon successful receipt of online payment, bidder can able to freeze / finally submit their bid to the procuring entity and get bid acknowledgment regarding successful bid submission.
14. All users have to note that after logging into the portal, if the user is not doing anything in the portal i.e. idle for more than 20 minutes continuously then the system will automatically logout the user and they will have to login again to carry out any activity in the portal.

Assistance to Bidders

Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk. The contact number for the helpdesk is 0120-4200 462, 0120-4001 002, 0120-4001 005, 0120-6277 787, Email Support: Technical - support-eproc@nic.in, Policy Related - cphp-doe@nic.in

REGIONAL DIRECTOR
ESIC Regional Office, Bengaluru

NOTICE INVITING e-TENDER

Percentage Rate Bids are invited by the REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru on behalf of Director General ESIC from registered contractors of Govt. Departments such as CPWD/State PWD /MES/Railways/BSNL or the departments of state government dealing with construction and maintenance of buildings & roads with appropriate class and category and having valid electrical contract license from Central Government or any State/UT Government, which is not less than 11 KV i.e EA / Grade "A" or equivalent.

Name of work: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I).

Tender documents are available online at <https://eprocure.gov.in/eprocure/app> and www.esic.nic.in. Bidders have to deposit the Earnest Money (EMD) of Rs 4,88,279.00 (Rupees Four lakhs eighty eight thousand two hundred and seventy nine only) in the form as mentioned above in favor of "ESIC Fund A/c No.1" payable at Bengaluru. The interested bidders having experience in similar electrical works should upload their bids along with scanned copy of EMD and copies of all the relevant certificates, documents etc. duly signed in support of their technical and financial bids.

Tender documents are available on CPP Portal i.e. <https://eprocure.gov.in/eprocure/app> and the website of Employees' State Insurance Corporation i.e. www.esic.gov.in.

In case the last date of submission of bid is extended, the enlistment of contractor should be valid on the original date of submission of bids.

Agreement shall be drawn with the successful bidder on prescribed format of CPWD Form-7/8. Bidder shall quote his percentage rate as per various terms and conditions of the said form which will form part of the agreement with the substitution of words of President of India as Director General of ESIC and CPWD as ESIC respectively wherever applicable. The work in general shall be executed as per CPWD General Specifications for Electrical Works: Part-I (Internal) 2013 & Part-II (External) 1995 with up-to-date correction slips.

1. The registration/enlistment of the contractors should be valid on the last date of submission of bids.
2. The time allowed for carrying out the work will be 12 Months (365 days) from the date of start as defined in schedule 'F' from the first date of handing over of the site, whichever is later, in accordance with the phasing, if any, indicated in the bid documents.
3. The site for the work is available. The architectural and structural drawing for the work will be issued during the execution of work. **If required.**
4. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents including General Conditions of Contract can be seen from the website <https://eprocure.gov.in/eprocure/app> at free of cost. The tender document can also be seen from the website www.esic.gov.in.
5. Earnest Money in the form as mentioned above (Drawn in favour of ESIC Fund Account No.1 payable at Bengaluru) shall be scanned and uploaded to the e-tendering website within the period of bid submission. The original EMD should be deposited within the period as specified in NIT.
6. Copy of Registration/Enlistment Order of Govt. Departments such as CPWD/PWD/MES/BSNL etc.

Certificate of work experience and other documents as specified shall be scanned and uploaded to the e-tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in press notice shall have to be submitted by the lowest bidder only along with physical EMD of the scanned copy of EMD uploaded within a week physically from date of the opening of financial bids in the office of tender opening authority.

7. Online bid documents submitted by intending bidders shall be opened only of those bidders, who has deposited Earnest Money Deposit (EMD) and uploaded the scanned documents as specified in NIT, are found in order.
8. The bid submitted shall become **invalid if:-**
 - The bidder is found ineligible.
 - The bidder does not upload all the documents (including GST Registration) as stipulated in the bid document
 - If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of Tender Opening Authority.
9. The contractor whose bid is accepted will be required to furnish **Performance Guarantee of 5% (Five Percent)** of the bid amount within the period specified in Schedule F. This guarantee shall be in the form of Insurance Surety Bonds/ Account Payee Demand Draft/ Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee(including e-Bank Guarantee) from any of the Commercial Banks or payment online in an acceptable form in favor of " **ESI Fund A/C No. 1**" payable at **Bengaluru**. In case the contractor fails to deposit the said performance guarantee within the period as indicated in **Schedule 'F'** including the extended period if any, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee. **The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/ registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board including Provident Fund Code No. if applicable and also ensure the compliance of aforesaid provisions by the sub-contractors, if any engaged by the contractor for the said work and Program Chart (Time and Progress) within the period specified in Schedule-F.**
10. Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidder shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and **the percentage rate quoted shall be inclusive of GST and all other statutory taxes.**
11. The Competent Authority i.e. **REGIONAL DIRECTOR, ESIC Regional, Bengaluru** does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
12. The contractor shall not be permitted to bid for works in **ESIC Bengaluru** Region in case of contract responsible for award and execution of contracts, in which his near relative is posted as Employee/ Officer of **ESIC Bengaluru Region**. He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any in the

ESIC. Any breach of this condition by the contractor would render him liable to be removed from the approved list of contractors of the ESIC.

13. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection.
14. The Competent Authority i.e. **REGIONAL DIRECTOR, ESIC Regional, Bengaluru** reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the percentage rate quoted.
15. The bid for the works shall remain open for acceptance for a period of 90 (Ninety) days from the date of opening of bids. If any bidders withdraw his bid before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to ESIC, then ESIC Corporation shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said earnest money as aforesaid. Further the bidders shall not be allowed to participate in the rebidding process of the work.
16. This Notice Inviting Tender shall form a part of the Contract Document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority, shall, within 15 days from the stipulated date of start of the work, sign the contract consisting of:
 - The Notice Inviting Tender, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as uploaded at the time of invitation of bid and the percentage rate quoted online at time of submission of bid and acceptance thereof together with any correspondence leading there to.
 - **Standard CPWD Form-7/8 (with substitution of words as Director General of ESIC and ESIC in place of President of India and Government of India/CPWD respectively).**
17. Deleted.
18. The Contractor shall upload copies of all eligible documents, scanned copy of EMD which will form part of Technical bid and financial bid before the last date and time for submission of bids on specified date only. The Technical bid shall be opened first and financial bids of those Contractors who technically qualify the eligible criteria only will be opened on the specified date of opening of financial bid which shall be intimated.
19. Evaluation of Technical Bids: Bids received and found valid will be evaluated by the ESIC to ascertain the best-evaluated bid for the complete work under the specifications and documents. The tenderer should take care to upload all the information sought by the ESIC in prescribed formats.
 - Firm's relevant experience and strength - Profile of agency, registration details, experience of similar works, annual turnover, total manpower employed.
 - Qualification/related experience,
20. Financial Bid: The financial bid of the tenderers, whose technical bid is found to be suitable, will be opened in the presence of the tenderers, who choose to attend the opening of financial bid on a date which will be intimated through E-mail/Mobile.
21. Award of Work:
 - The selection of the agency will be at the sole discretion of the ESIC which reserves its right to accept or reject any or all the proposals without assigning any reason.
 - The contract for the work shall be awarded to the qualified responsive tenderer who has **quoted lowest percentage rate.**
 - Upon evaluation of offers, the notification on award of contract will be intimated to the successful tenderer.

REGIONAL DIRECTOR,
ESIC Regional Office, Bengaluru

GENERAL TERMS AND CONDITIONS APPLICABLE

1 GENERAL

1.1 The work shall be generally carried out in accordance with tender/bid specifications and the following specifications / rules.

- a) CPWD General Specifications for Electrical work Part I Internal - 2013, as amended up to date
- b) CPWD General Specifications for Electrical work Part II External - 1994, as amended up to date
- c) CPWD General Specifications for Electrical work Part IV Substation - 2013, as amended upto date
- d) CPWD General Specifications for Electrical work Part VII DG Sets-2013, as amended upto date
- e) Commercial and Additional conditions for this work.
- f) The Indian Electricity Act. 2003, as amended up to date
- g) Indian Electricity Rules 1956 amended up to date

1.2 Order of Preference:

Should there be any difference or discrepancy between the description of items as given in the Schedule of Quantities, technical specifications for individual items of work (including additional and commercial conditions) and IS Codes etc., the following order of preference shall be followed:

- a) Schedule of quantities
- b) Commercial and Additional conditions for this work
- c) General Conditions of Contract for CPWD Works
- d) Drawings
- e) CPWD General Specifications
- f) Relevant IS or any other International code in case IS code is not available.

These Commercial and Additional conditions are to be read in conjunction with above and in case of variations; specifications given in these additional conditions shall apply. However, nothing extra shall be paid on account of these additional specifications and conditions, as the same are to be read along with schedule of quantities for the work.

1.3 This specification covers manufacture, testing as may be necessary before dispatch, delivery at site, all preparatory work, assembly and installation, commissioning putting into operation of equipment of all AMC/CAMC components of the tender.

1.4 The tenderer should in his own interest visit the site and get familiarize with the site conditions before tendering.

1.5 No T & P shall be issued by the ESIC and nothing extra shall be paid on account of this.

2 COMMERCIAL CONDITIONS

2.1 Type of Contract: The work to be awarded by this tender shall be treated as indivisible works contract.

3 Income tax, GST, labour cess & other statutory deductions etc. shall be made at source as per the prevalent laws. The deductions of Security Deposit, Income-Tax etc. shall be done after calculation of the due payments and net payment shall be reduced accordingly.\

4 RATES

- 4.1 The rates quoted by the tenderer, shall be firm and inclusive of all taxes (including GST & labour cess), duties levies, octroi etc. and all charges for packing forwarding, insurance, freight and delivery, installation, testing, commissioning etc. at site including temporary construction of storage, risks, over head charges, general liabilities/obligations and clearance from CEA.
- 4.2 The ESIC will not issue Octroi exemption certificate.

5 COMPLETENESS OF TENDER

All sundry equipment, fittings, unit assemblies, accessories, hardware items, foundation bolts, termination lugs for electrical connections, and all other items which are useful and necessary for efficient assembly and installation of equipment and components of the work shall be deemed to have been included in the tender irrespective of the fact whether such items are specifically mentioned in the tender documents or not.

6 STORAGE AND CUSTODY OF MATERIALS

The space, if available, may be used for storage of sundry materials and erection equipments or else the agency has to make his own arrangements. No separate storage accommodation shall be provided by the ESIC. Watch and ward of the stores and their safe custody shall be the responsibility of the contractor till the final taking over of the installation by the ESIC.

7 CARE OF THE BUILDING:

Care shall be taken by the contractor while handling and installing the various equipments and components of the work to avoid damage to the building. He shall be responsible for repairing all damages and restoring the same to their original finish at his cost. He shall also remove at his cost all unwanted and waste materials arising out of the installation from the site of work.

8 POWER SUPPLY:

The contractor has to make its own arrangement for power supply required for execution of the work.

9 WATER SUPPLY:

The contractor has to make its own arrangement for water supply required for execution of the work.

10 ACCEPTABLE MAKES OF VARIOUS EQUIPMENTS:

The acceptable makes of various equipments/components/accessories have been indicated in "Acceptable Makes" appended with the tender documents. The tenderer shall work out the cost of the offer on this basis. Alternate makes are not acceptable.

11 COMPLIANCE WITH REGULATIONS AND INDIAN STANDARDS:

- 12.1 All works shall be carried out in accordance with relevant regulation, both statutory and those specified by the Indian Standards related to the works covered by this specification. In particular, the equipment and installation will comply with the following:

- i) Factories Act.
- ii) Indian Electricity Rules.
- iii) B.I.S. & other standards as applicable.
- iv) Workmen's compensation Act.
- v) BOCW Act.
- vi) Statutory norms prescribed by local bodies like CEA, Power Supply Co., etc.

13 INDEMNITY:

The successful tenderer shall at all times indemnify the ESIC, consequent on this works contract. The successful tenderer shall be liable, in accordance with the Indian Law and Regulations for any accident occurring due to any cause and the contractor shall be responsible for any accident or damage incurred or claims arising there from during the period of erection, construction and putting into operation the equipments and ancillary equipment under the supervision of the successful tenderer in so far as the latter is responsible. The successful tenderer shall also provide all insurance including third party insurance as may be necessary to cover the risk. No extra payment would be made to the successful tenderer on account of the above.

14 ERECTION TOOLS:

No tools and tackles either for unloading or for shifting the equipments for erection purposes would be made available by the ESIC. The successful tenderer shall make his own arrangement for all these facilities.

15 COOPERATION WITH OTHER AGENCIES:

The successful tenderer shall co-ordinate with other contractors and agencies engaged in the PREMISES, if any, and exchange freely all technical information so as to make the execution of this work/contract smooth. No remuneration should be claimed from the ESIC for such technical cooperation. If any unreasonable hindrance is caused to other agencies and any completed portion of the work has to be dismantled and re-done for want of cooperation and coordination by the tenderer during the course of work, such expenditure incurred will be recovered from the successful tenderer if the restoration work to the original condition or specification of the dismantled portion of the work was not undertaken by the tenderer himself. All the materials to be supplied by the contractor shall be procured & brought to site as per requirement at site of work in consultation with ESIC so that these materials are not damaged & their manufacturer's warrantee is not lost.

16. Safety Codes & Statutory Regulations:

- I. Nothing in this specification shall be construed to relieve the successful tenderer of his responsibility for the works and man power deployed in accordance with currently applicable statutory regulations and safety codes.
- II. Successful tenderer shall arrange for compliance with statutory provisions of safety regulations and departmental requirements of safety codes in respect of labour employed on the work by the tenderer. Failure to provide such safety requirement would make the tenderer liable for penalty of Rs.1000/- for each default. In addition, the ESIC will be at liberty to make arrangement for the safety requirements at the cost of tenderer and recover the cost thereof from him.

- III. Statutory inspections / renewals like CEA (Periodical electrical inspection), Fire Audit, Fire NOC / Fire clearance certificate, Lift license, Explosive license (for HSD), CFO (from concerned pollution control board) etc. should be obtained from time to time and the applicable statutory fee will be reimbursed by the ESIC on actual. The shortcomings /renewals /provisions as observed and recommended by the relevant local bodies for compliance shall be carried out by the contractor at free of cost.
17. The contractor shall not sub- contract in whole or any part to any contractor / agency except for the ESIC approved components of AMC/CAMC
18. The work shall be carried out in a manner complying in all respects with the requirements of relevant bye laws of the local bodies, labour laws, minimum wages act, workmen compensation act and other statutory laws enacted by Central Govt. as well as State Govt.
19. The GST shall be paid by the contractor in their respective code allotted to the contractor by concerned department without fail.
20. The contractor shall pay wages to the all deployed manpower by 7th day of each month.
21. Quantities given in the BOQ are estimated quantities. The quantity of any particular item may vary to any extent. Variation in quantity in particular items or overall cost, does not entitle contractor to claim any extra cost.
22. The Contractor is bound to execute all contingent and supplemental items of work as directed by Engineer in charge. The rates for such items shall be worked out based on CPWD Manual, Delhi Schedule of Rates (DSR-2025) and State Schedule of Rates (2024-25) including with which the original estimate was technically sanctioned.
23. If the Item is not available in BOQ / DSR / SSR, then Market rate will be allowed with Justifiable Market Rates.

SPECIAL CONDITIONS (FOR ALL AMC/CAMC COMPONENTS)

1. The applicant should either himself meet the requirement for the respective AMC/CAMC components or otherwise he will have to associate with relevant agencies, fulfilling the requirements and the consent letter from at least One eligible Associate Agency of the respective components of AMC work shall be submitted by the successful bidder as per attached Proforma within 7 days of bid acceptance.

In case the main contractor is himself eligible (as per eligibility criteria) for executing any specific minor component and intends doing the job himself, he may not be required to associate with another agency for that minor component of work. In such cases the main contractor also has to submit the documents as per requirement mentioned for associated agency of individual AMC/CAMC component.

2. The main tenderer have to submit the following documents for association with the Agencies for AMC/CAMC's

(i) In support of the eligibility conditions of the proposed associated electrical contractor, copy of their registration documents, Electrical Contractor's License, PAN Card, GST Registration and **verifiable work completion certificates** duly attested by the applicants (Main Contractor)(**wherever applicable**) shall be submitted to the ESIC, for deciding the eligibility. Proposal for associating agency for AMC/CAMC components of work shall be submitted in **Form-"H"** and **Form-"G"** of this tender document from each associate independently for all electrical and mechanical components.

(ii) ESIC will give approval for associating as earliest after receipt of proposal from major contractor, if submitted documents are found in order.

3. Thereafter, the main contractor will have to submit MOU signed with the approved associated agency for AMC/CAMC component. The MOU in the enclosed form **(Annexure -A)** shall be signed by both the parties' i.e. main contractor as 1st party and associated electrical contractor as 2nd party for all electrical and mechanical components and **submit the same within 7 days of receipt of approval from ESIC** or before start of work taking over of the site for the all components and deployment of staff in to as per agreement, whichever is earlier.
4. The main contractor has to enter into agreement with contractor associated by him for execution of minor component. Copy of such agreement shall be submitted to ESIC.
5. In the event of the concerned AMC/CAMC agency (Associated agency) is not performing satisfactorily or failure of associate contractor to complete the AMC/CAMC work, the main contractor on written directions of the ESIC, shall remove the associate agency deployed on the work and shall submit name of new associate agency who fulfill the conditions mentioned in NIT to execute the left over work without any loss of time or variation in cost to the ESIC. Such associate shall also give an undertaking along with the main tenderer that both of them shall stand guarantee for the equipments already supplied for which payment has been released by the ESIC, in part. If any equipment supplied for the work, during the currency of the earlier Associate contractor and paid partly by the Dept., becomes redundant /not in a position to be installed and commissioned and put to beneficial use due to change in agency for execution of AMC/CAMC work, the main contractor shall be liable for replacement of the equipment(s) at no cost to ESIC. No change of Electrical Contractor will be allowed without prior approval of the Engineer-in-charge of the work.

6. Materials for all AMC/CAMC works shall be procured only from the original equipment manufacturers/authorized dealers of OEM. The contractor shall submit all documentary details in fulfillment of this conditions regarding procurement of materials including relevant test certificates voucher shall depict specific details of item shortly make model and site name as the consignment reach the site in full magnitude and complete in all respects.
7. Separate tender schedule and Special Conditions for Electrical Work are appended with this tender. It will be obligatory on the part of the contractor/tenderer to sign the tender documents for all the component parts.
8. The main contractor shall be responsible and liable for proper and complete execution of the Electrical and Mechanical component of works and ensure coordination and completion of the works.
9. The associate contractor along with main contractor or his representative shall attend the inspection of the work by the Engineer-in-Charge (ESIC) as and when required.
10. The Successful tenderer shall complete MoU process for services related to AMC / CAMC within 7 days of award of work). In case MoU has not been submitted within the specified period then a late submission fee of RS.10,000/- per day will be recovered subjected to a maximum of 7 days. In case MoU has not been submitted thereafter, work can be terminated or that part of work can be executed at the risk and cost of contractor without any notice to the contractor. In this regard the decision of the Engineer-in -Charge shall be final and binding by the Contractor.
11. For AMC / CAMC components of the work, if the main contractor is carrying out AMC works through other associates, the essential requirement of previous experience required for the associates will be as detailed below:
- 12.

S.No	Component of AMC/CAMC works	Previous Experience Requirement
1	Comprehensive Maintenance of HVAC Air Conditioning System (Except Chillers)	The Associate Agencies should have satisfactorily completed similar works during the last Seven year ending previous day of last date of submission of tenders as below. The condition shall be applicable separately for each AMC/CAMC component.
2	Annual Maintenance of Fire Fighting System related equipment	i) Three Similar completed works each of value not less than 40% of the estimated cost put in the Price Schedule of the Tender for each AMC/CAMC component.
3	Annual Maintenance of Substation/ HT & LT Installations	or ii) Two Similar completed works each of value not less than 60% of the estimated cost put in the Price Schedule of the Tender for each AMC/CAMC component. or iii) One Similar completed work of value not less than 80% of the estimated cost put in the Price Schedule of the Tender for each AMC/CAMC component.

		<p>Similar work shall mean the work of "Annual Maintenance/Comprehensive Annual Maintenance of AMC/CAMC Component"</p> <p>However, the contractor shall also be eligible to carry out himself this work without associating any eligible agency provided, he fulfills the prescribed experience requirement criteria respectively for these works(s)</p>
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For all AMC / CAMC's, the order shall be placed by successful bidder within 7 days of acceptance of the agency by ESIC.

CONSENT LETTER FROM ELIGIBLE ASSOCIATE AGENCY OF MINOR COMPONENT OF WORK

Name of Work: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, **ESI Hospital- Doddaballapur**, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in **Karnataka** for the Period from 2026-27 (Package-I).

Agreement No:-

1. I / We hereby give **my / own** consent to associate with M/s for executing the minor component of work of (Mention category).
2. I / We will execute the work as per specifications and conditions of the agreement and as per directions of the Engineer -in-Charge for the corresponding minor work till the completion of the work.
3. I / We will be responsible for necessary action to handover the installations and for rectification of defects and repair during the maintenance / warranty period.
4. Also I / We will employ full time technically qualified Engineer / supervisor for the minor component of the work as required for the work. I / We will attend inspection of officers of the ESIC as and when required.
5. Applicable for Internal EI Component:
 - (i) I/We will agree that I/we will obtain undertaking from LED manufacturers for 5 years warranty and submit to Engineer -in-charge.

Date:

Signature with date of Major component

Signature with date of Associate/ Minor Component

Contractor
Address

Contractor
Address

1. Witness with address

(From major component contractor side)

2. Witness with address

(From minor component contractor side)

Name of Work: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office Bengaluru, **ESI Hospital- Doddaballapur**, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in **Karnataka** for the Period from 2026-27 (Package-I).

Agreement No:-

PROPOSAL FOR ELIGIBLE ASSOCIATING AGENCIES FOR AMC/CAMC COMPONENTS OF WORK

I/we hereby propose the following agencies as per mentioned against each for executing corresponding AMC/CAMC components of work. Their consent letter are also attached

SLN o	Name of Associated Contractor	Category / class of registration	Completion Certificates attached (Yes/No)	Executed amount of work	Consent letter attached (Yes/No)
	AMC of Substation and HT & LT equipment				
1)					
2)					
	CAMC of HVAC System (Except Chillers)				
1)					
2)					
	AMC of Fire Fighting System				
1)					
2)					

Note: Self Attested photocopies of registration certificate, valid electrical contractor license (Applicable only for AMC of Substation and HT & LT equipment), annual pre-qualification order, work experience certificates of each agency for each AMC/CAMC component shall be submitted for Approval of ESIC.

Signature of contractor

MEMORANDUM OF UNDERSTANDING (M.O.U)
(to be submitted to ESIC)

1. M/s. (Name of the agency / main contractor with full address)

(Henceforth called the agency)
2. M/s. (Name of the Associate agency (minor contractor) with full address)

(Henceforth called service provider)

Name of the Work:

Agreement No: - (-----) as per schedule specifications, terms and conditions of the contract.

We state that M.O.U between us will be treated as an agreement and has legality as per Indian Contract Act (amended up to date) and ESIC can enforce all the terms and conditions of the agreement for providing of services. Both of us shall be responsible for the providing of services as per the agreement to the extent this MOU allows. Both the parties shall be paid consequent to providing of services as per agreement to the extent this MOU permits. In case of any dispute, either of us will go for mediation by the **Executive Engineer**, ESIC Regional Office, **Bengaluru**. Any of us may appeal against the mediation to the **REGIONAL DIRECTOR**. His / her decision shall be final and binding on both of us.

We have agreed as under:

1. The service provider will provide Comprehensive AMC services in the wholesome manner as per terms and conditions of the agreement.
2. The agency shall be liable for disciplinary action if he fails to discharge the action(s) and other legal action as per agreement.
3. All the machinery and equipment's, tools and tackles required for providing Comprehensive AMC services, as per agreement, shall be the responsibility of the service provider.
4. The deployed manpower for providing Comprehensive AMC services (preventive maintenance / break down services) shall be arranged by the service provider as per terms and conditions of the agreement.
5. Service reports / log books maintained for the said services shall be signed by the service provider as well as by the agency itself.
6. All the correspondence regarding providing Comprehensive AMC services shall be done by the ESIC with the service provider with a copy to agency. In case of non-compliance of the provisions of agreement, the agency, as well as service provider shall be responsible. The action under clauses 2 and 3 shall be initiated and taken against the agency.

SIGNATURE OF AGENCY

SIGNATURE OF SERVICE PROVIDER

Date:

Date

Place:

Place:

1. Witness with address

1. Witness with address

ADDITIONAL CONDITIONS FOR MAINTENANCE AND OPERATION

Name of Work: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. Installed at ESIC Regional Office-Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I).

1	The contractor has to replace the spares supplied by ESIC at free of cost except for items which are to be Comprehensively maintained.
2	The prospective tenderer should visit the site and acquaint himself of the conditions existing, restrictions in movements / working hours / security aspects conditions of the job. Complaints of loss of labour time, items of work not included in scope of work, variation etc., will not be entertained at a later date.
3	The contractor shall strictly provide the staff for manning installation as per the requirement of shift and qualifications prescribed in the tender documents. In exigencies he may employ the same person at one shift for extended working hours provided he follows the local labour laws, rules and regulations regarding such employment and pays the staff extra wages for extended duty hours.
4	The prospective tenderer shall inspect the installations to be operated and list out the short comings and clearly state the repair / replacement costs in the tender falling which no claim for any repair / replacement not envisaged in the contract shall be made.
5	The contractor shall strictly follow the security instructions / standing orders as directed by the representatives of ESIC. The contractor shall employ qualified / trained person for operation / maintenance of the equipments and shall be fully responsible to obtain such licences for taking up the above work as prescribed by the state / local bodies / CPWD both for execution and operating staff.
6	As the operation has to be carried out with least down time of the equipment, the Engineer in charge shall have the right to get the equipment operated/ maintained by other agencies/ departmentally if in his opinion the same has not been/ is not being carried out by the contractor on any day / during any time. No notice is possible to be given before undertaking such operation or maintenance through other agencies, but intimation will be given to the contractor as soon as alternate arrangements are made during any emergency. The decision of the Engineer-in-charge whether any situation warrants such an action and to be considered as the emergency is final and binding on the contractor. The cost of such maintenance work shall be deducted from contractor in monthly bill.
7	The agency is expected to maintain the installation in systematic and scientific manner. In the event of a break down attributed to the negligence of the successful tenderer or person appointed by the successful tenderer, the responsibility for making good the same rests with the successful tenderer. Otherwise ESIC shall arrange to get it done at the risk and cost of the contractor through some other agency.
8	The work shall also include the routine operational checks as per standard practice including checking the metering instruments etc. and also make proper entries and staff shall have adequate past experience as prescribed and any evidence to the effect that the person employed is not conversant with the above and hence a breakdown or damage caused shall be treated as a breach of contract and liable for suitable action deemed fit in compliance with various clauses.

9	The contractor shall submit a list of persons to be employed on the job, along with relevant certificate of trade and experience and also arrange to issue identity cards to such persons engaged on the job, the whole process, carried out to the entire satisfaction of the Engineer-in-charge or his designate. The staff should invariably display the identity card on his pocket when on duty & wear uniform as directed by Engineer-in-Charge.
10(a)	The agency should have a complete set of T&P at site required for day to day maintenance of the installation as indicated below. Special T&P should also be available with the agency. The Engineer in charge or his authorised representative should have access to the T&P for inspection prior to award of work. The Engineer-in-charge or his authorized representative preserves the right to avail T&P from other sources at the risk and cost of the successful tenderer if the successful tenderer is unable to mobilize T&P. Recovery at the rate of Rs. 1000/- per day shall be made for not maintaining the below listed T&P.
10(b)	List of T&P to be maintained at site at all the times: Electrical measuring instruments, Operative instruments like screw driver set, spanner set both open and ring type, Megger, Earth Tester, Multimeter, crimping tool, torch, hand lamp, bucket, container, table, chair, almirah, Hand gloves, Aluminum Ladder of suitable length.
11	Any other T&P items as may be required shall be arranged by the agency like cable fault detector etc. at no extra cost.
12	The contractor shall note that the work should be taken up in its true spirit wherein promptness, punctuality and professionalism are of utmost significance, and which cannot be compromised upon. The workmen employed on the job shall be polite natured and well-mannered. In case it is observed that one or more workmen are felt to be impolite, or badly behaved, the Engineer-in-charge or his authorised representative are liable to issue notices to the contractor in writing directing immediate replacement of such workmen.
13	The intending tenderer should possess valid 11 KV i.e. Category EA / A or equivalent category Electrical license issued by competent authority for carrying out electrical installations, operation and maintenance works.
14	The contractor shall clearly state the details and periodicity of routine / periodic maintenance proposed to be carried out by him and shall execute the same in the presence of the authorized representative of Engineer in charge and his certificate obtained. In case the representative was not available the position should be indicated in the log book.
15	In case of any accident during the operation / maintenance of the equipment leading to injuries / damages to human beings / equipments and / or loss of life, the contractor shall be fully responsible for settling all claims and indemnify the ESIC against any claims arising out of such accidents.
16	"ESIC reserves its right to discontinue the any part of the scope from contract at any time after giving one month due notice without assigning any reason. The agency will not be entitled to claim any compensation against such discontinuation. However, while discontinuing, the part contract, if any payment is due to the contractor for maintenance services already performed in terms of the contract, these would be paid to it/him as per the contract terms".
17	The contractor and/ or his representative labour should not remove / disturb / dislocate the existing installation and its parts from its locations until and unless it is authorized by the Engineer-in-charge. The entire installation should be intact at any time of inspection and as handed over to him at the time of initial taking over of its maintenance and operation. Care should be taken not to damage by improper handling etc. The contractor shall be responsible for any damage or theft and shall have to make good to its original shape and description as and when damage/ theft etc., takes place / is noticed.

18	Upkeep and maintenance of the log books and periodical inspection registers as per direction of Engineer-in-charge in a neat and presentable manner is the responsibility of the contractor as per the proforma decided by the Engineer-in-charge, including the maintenance of the attendance register, which shall be got invariably signed by the JE concerned daily, all the above forming part of the office record.
19	The staff shall attend to their duties in neatly done uniform of prescribed colour and pattern, everyday, failing which a recovery of Rs. 50/- per day per person will be made from the bills of the contractor at the discretion of the Engineer-in-charge.
20	The successful tenderer has to liaison with the local Electricity authorities in case of HT failures, load shedding, etc.
21	The contract includes providing the following consumable materials by the contractor without claiming extra payment for it. These have to be replaced with new ones as and when the existing materials get unserviceable / ineffective in such a way that the concerned service shall not get disturbed under any circumstances.
a)	Stationeries such as Log Books For DG set, Pump sets, Lifts, Substation, and Complaint Register as per ESIC Standard, attendance register etc. shall be provided by the contractor and necessary record shall be maintained at site.
b)	Insulation PVC tapes for HT & LT services.
c)	Hard ware items such as screws, nuts & bolts, washers, HT fuse wires of different sizes & capacity as required maintenance works IEI & substation.
d)	All cleaning materials viz. Duster cloth, cotton waste, detergent powder, brooms, Grease, Kerosene, etc.
22	No travelling allowance, overtime allowances, dearness allowances, transport facilities etc. shall be provided for carrying out the routine works. These are deemed to be included within the quoted rates.
23	Preventive maintenance is the responsibility of the contractor. The contractor should carry out the following tests periodically and as directed by the Engineer-in-charge or his authorized representatives.
	a) Earth test
	b) Insulation resistance test
24	Note: Employed Staff age shall not be more than 55 years at site for all components of this agreement. The Details of qualification & minimum strength of staff to be deployed under the scope of work shall be as under.
25	The staff shall be deployed as per requirement of ESIC. The timing and shift duties shall be decided by Engineer-in-charge as per the site requirement and the same shall be final and binding on the Contractor.
26	The work shall be carried out as per agreement conditions, additional conditions, CPWD specifications and General conditions of contracts and as directed by Engineer -in- Charge.
27	All the workmen engaged for the work shall be group insured during the period of contract. In case, the contract is extended beyond the period stipulated in the agreement, the contractor shall extend the group insurance to the extended period of contract.
28	The contractor or his representative should be available on his mobile phone 24 hours of the day to register the complaint. Immediately after award of work, the contractor shall intimate his present and permanent addresses as well as his contact telephone / mobile phone numbers to the ESIC.
29	All dismantled materials which are not part of credit shall be returned back to the ESIC .

30	As the operation is to be carried out regularly and in case the Engineer-in-charge feels that the operation is not properly done by the agency Engineer-in-charge shall have the right to get the operator engaged departmentally or through some other agency for which suitable recovery shall be made from the bill.
31	The duty chart of the staff to be displayed by the contractors for operating the lifts, DG sets & substation etc., on shift basis should be handed over by the contractor in advance to Junior Engineer (Elect)/ Asst. Engineer (Elect) concerned.
32	In case of any damage to the DG sets/ electrical control panels, electrical substation and sprinkler & wet riser system components, control panels on account of negligence of contractor's staff. The same will be made good by the contractor at his risk and cost. Failure to which the ESIC will rectify the same and cost of the same shall be recovered from the contractor's bill.
33	After the expiry of the contract entire installations with complete inventory shall be handed over back to the ESIC in similar condition as was handed over to the contractor at the time of start of the contract, except normal wear and tear for which the contractor is not responsible, failing which recovery will be made from contractor's final bill. The decision of Engineer-in-charge or his authorized representative shall be final and binding.
34	In case of fire, the contractor at once shall locate the site of fire and information shall have to be sent by him to the nearest fire services, JE(E) / AE(E) and EE(E) and to the security staff.
35	All statutory / Mandatory recoveries inforce and as notified by competent authority from time to time shall be recovered from the bills of the agency.
36	The Contractor's labour regulations: i) Wages due to every worker shall be paid to him directly by the contractor through bank or ECS or online transfer to his bank account. ii) It shall be the duty of the contractor to ensure the disbursement of wages through bank account of labour.
37	The contractor shall be strictly directed to comply the relevant provisions in respect of Labour laws & model rules for works employed by Contractor as follows:-
	a) A valid labour license is obtained by the contractor before start of work in terms Contract Labour (Regulation & Abolition) Act 1970.
	b) ESI & EFP contributions are to be paid by the contractor, for which contractor is to get registered himself with EPFO & ESIC.
	c) Labour employed by the contractor has registered themselves with Building and other Construction worker Act-1996 to get applicable benefits.
	d) Records prescribed in 'CPWD Contractor's Labour Regulation' laid down in GCC are to be maintained. These include registers for workmen employed by the Contractor, Muster Roll, Register of Wages, Wages Slip, Employment Card, Service Certificate and Register of Deduction for Damage of Loss etc.
38	The contractor shall abide by the provision of the minimum wages act 1948, the contract labour (R&A) Act 1970 and workman compensation Act & other labour laws applicable to him.

	The contractor shall have registration with EPFO and ESIC. The ESI and EPF contribution on the part of employer in respect of this contract shall be paid by the contractor and the contribution on the part of Government paid by the contractor shall be reimbursed by the ESIC to the contractor on actual basis.
39	It is the responsibility of the contractor to carry out the work to the best satisfaction and requirement of Engineer-in-charge and additional strength of staff shall be deployed without any extra cost whenever required. The contractor shall strictly follow the security instructions / standing orders as issued from time to time. The contractor shall deploy qualified / trained personnel for operation / maintenance of the equipments and shall be fully responsible to obtain such licences /permissions for taking up the above work as prescribed by the state / local bodies / CPWD / ESIC both for Comprehensive maintenance and operating staff.
40	The agency shall carry out the maintenance of any new equipment added in the system without any extra cost.
OPERATION OF LIFT	
41	No travelling allowance, overtime allowances, dearness allowances, transport facilities etc., shall be provided for carrying out the routine works. These are deemed to be included within the quoted rates.
42	The Operator engaged for operation of the lift shall have suitable experience in operation of lift. The operator shall be competent and experience to evacuate the passengers inside the lift whenever the lift fails / stops due to power failure or any other reason. The operator shall also be totally acquainted / conversant in the know - how of operating the lift as per the standard practices of manufacturer at the time of above mentioned crisis. In case the operator is found unsuitable, the agency shall replace the operator at once.
43	The operator shall follow the following steps for evacuating the passenger. a)The Lift Operator / authorised attendant has to respond immediately and come to the lift (if lift operator is not inside the lift). b)He should take action to rescue the person in a manner recommended by the lift manufacturer / ESIC. c)He should then take action to "shut down" the lift, if it has become unsafe for use
44	The Contractor has to engage necessary operators to Operate all lifts. However the Engineer-in-charge or his representative can change the shift timings as per requirement.
46	In case any lift is not in operation due to operator's absence, proportionate recovery shall be affected from the bill as per the recovery rate prescribed.
47	If any damage is caused to these lifts due to negligence of the operator suitable amount shall be recovered from the bill.
48	Contractor should also attend complaints of minor nature for smooth functioning of lifts. However, any spares required shall be provided by the ESIC.
49	The scope of work does not cover the maintenance of Lifts.

ADDITIONAL AND SPECIAL CONDITIONS FOR EXECUTION OF WORK

1. **CPWD General Specifications for Electrical Works: Part-I (Internal) 2013 & Part-II (External) 1995**(with up-to-date correction slips) shall be followed for execution of works. Where not available, BIS/Engineering practice as directed by the Engineer-in-Charge shall be followed. All the work procedures, guidelines etc. shall be as per **CPWD Works Manual 2024 & SOPs to CPWD Works Manual 2024**.
2. The materials used should be ISI approved and should be a branded product of good quality.
3. The materials shall be got approved prior to its use in ARM works from the Engineer-in-Charge of ESIC.
4. Wherever any reference to any Indian Standard Specification occurs in the documents relating to this contract, the same shall be inclusive of all amendments issued there-to or revisions thereof, if any, up to the date of receipt of tenders.
5. The contractor shall work according to the Programme of work as approved by the Engineer- in-charge, for which purpose, the contractor shall submit a tentative Programme of the work within 15 days from the stipulated date of start of the work.
6. The Contractor will have to work according to the program of work decided by the Engineer- in-charge. Wherever desired by Engineer-in-charge the contractor shall also construct a sample unit complete in all respect within time specified by the Engineer-in-charge & this sample unit shall be got approved from the Engineer-in-charge before mass construction is taken up. No extra claim whatsoever beyond the payment due at agreement rates will be entertained from the contractor on this account.
7. The contractor shall take instructions from the Engineer-in-charge for stacking of materials at site. No excavated earth or building materials shall be stacked on areas where the buildings, roads, services or compound walls are to be constructed.
8. Samples for particular items of work shall be prepared, for prior approval of the Engineer-in- charge before taking up the same on mass scale and nothing shall be payable on this account.
9. If ISI marked products are available, the contractor shall use only ISI marked products. In other cases, the materials shall conform to CPWD specifications. In case a material/product is covered neither by ISI nor by CPWD specification, the work shall be carried out as per sound engineering practice, in which the decisions of the Engineer-In-Charge shall be final & binding. In such cases Engineer-in-charge shall satisfy himself about the quality of such materials and give his approval in writing. Only articles classified as first quality by the manufacturers shall be used unless otherwise specified. All materials not having ISI mark shall be tested as per relevant ISI specifications. The Engineer-in-charge may relax the condition regarding testing if the quantity of the materials required for the work is small. In all cases of used of ISI marked materials proper proof of procurement of materials from authentic manufacturers shall be provided by the contractor to the entire satisfaction of Engineer-in- charge.
10. Some restrictions may be imposed by the security staff etc. on the working and deployment of labour, materials etc. The contractor shall be bound to follow all such

restriction/instructions and nothing extra shall be payable on this account.

11. POWER SUPPLY:

The contractor has to make its own arrangement for power supply required for execution of the work.

12. WATER SUPPLY:

The contractor has to make its own arrangement for water supply required for execution of the work.

13. Other agencies doing works related with this project will also simultaneously execute the work and the contractor shall afford necessary co-operation for the same. The contractor shall leave such necessary holes, opening etc. For laying/ burying in the work pipes, cables, conduits, clamps, boxes and hooks for fan clamps etc, as may be required for other agencies. Conduits for electrical wiring/cables will be laid in a way that they leave enough space for concreting and do not adversely affect the structural members. Nothing extra over the agreement rates shall be paid for the same. The contractor shall extend necessary co-operation to them without any claim on this account.

14. Scope of Work shall not be limited to following installation at site:

- A) Repair and maintenance of all electrical works of buildings.
- B) Operations for internal Electrical works.
- C) AMC/CAMC of Electromechanical Equipments
- D) All other works directed by the Engineer-in-Charge.

15. List of Approved / Preferred make of items shall be asunder:

S. No.	Product	Make
1.	Wires (PVC Insulated copper conductor cable FRLS - ISI marked)/ Telephone cables / Submersable cables/ Co- axial /TV cables	<input type="checkbox"/> Havells <input type="checkbox"/> Anchor <input type="checkbox"/> Finolex <input type="checkbox"/> KEI <input type="checkbox"/> RR Kabel
2.	Modular Switches/ Sockets/ TV Socket/ Telephone sockets/ Data sockets/ Electronic Regulators/ AC Starter Switch etc.	<input type="checkbox"/> Legrand (Myris) <input type="checkbox"/> MK (Blenze plus) <input type="checkbox"/> Panasonic (Vision) <input type="checkbox"/> Havells(Crabtree) <input type="checkbox"/> Wipro: Northwest : Stylus+
3.	PVC Conduits (ISI marked) (Color of conduit : Ivory/ Grey)	<input type="checkbox"/> Precision <input type="checkbox"/> AKG <input type="checkbox"/> BEC <input type="checkbox"/> GM <input type="checkbox"/> Sudhakar

4.	DLP UPVC Trunking	<input type="checkbox"/> Panduit <input type="checkbox"/> Belden <input type="checkbox"/> Schneider <input type="checkbox"/> Systemax (Commscope) <input type="checkbox"/> Corning <input type="checkbox"/> Legrand <input type="checkbox"/> MK
5.	MCBs/MCBDB/RCBO/ Isolators/ Industrial Socket outlets	<input type="checkbox"/> Legrand <input type="checkbox"/> Schneider Electric <input type="checkbox"/> Hager <input type="checkbox"/> L&T <input type="checkbox"/> Siemens <input type="checkbox"/> C&S Electric
6.	1200 mm sweep ceiling fan with BLDC motor	<input type="checkbox"/> Orient <input type="checkbox"/> Crompton <input type="checkbox"/> Havells <input type="checkbox"/> Atomberg
7.	Hydrant valve	<input type="checkbox"/> Newage <input type="checkbox"/> Leasefire <input type="checkbox"/> Safex <input type="checkbox"/> Kalpana <input type="checkbox"/> L&T Valves Limited <input type="checkbox"/> Life Guard
8.	LED Luminaries (ISI Marked)	<input type="checkbox"/> Phillips <input type="checkbox"/> Crompton greaves <input type="checkbox"/> Bajaj <input type="checkbox"/> Havells <input type="checkbox"/> Osram <input type="checkbox"/> GE Venture

Notes :

- i. The material shall be conforming to CPWD Specification/relevant IS Code / manufacturer specifications etc.
 - ii. The above list is not exhaustive and as such materials beyond the above said list, if required, shall be used in the work only after due approval from the ESIC engineer.
16. No claim for idle establishment & labour, machinery & equipment, tools & plants and the like, for any reason whatsoever, shall be admissible during the execution of work as well as after its completion.
 17. (a) The building work will be carried out in the manner complying in all respect with the

requirements of relevant bylaws of the local body under the jurisdiction of which the work is to be executed or as directed by the Engineer-in-charge and nothing extra will be paid on this account

(b) The contractor shall comply with legal orders and directions of the local or public authority or municipality and abide by their rules and regulations and pay all fees and charges which he may be liable.

18. The contractor shall give a performance test of the entire installation(s) as per standing specifications before the work is finally accepted and nothing extra whatsoever shall be payable to the contractor for the test. The work pertaining to the items of internal finishing should be started in consultation and with prior approval of Engineer-in-Charge.
19. All materials equivalent to the one specified should be got approved by the Engineer-in-charge before using the said materials in the work.
20. Any damage to work resulting from weathering conditions, defacing or from any other cause such as negligent act on the part of contractor, until the work is taken over by the ESIC after completion of work, shall be made good by the contractor, at his own cost.
21. **The contractor is supposed to inspect the buildings/ work site before tendering. He should collect and get acquainted with all relevant prevailing conditions of site restrictions etc. available for proper and smooth execution of work. The contractor shall inspect the distance between dispensaries/ staff quarters/ hospital etc. and satisfy themselves before quoting the percentage rate for smooth execution of work.**
22. If as per Municipal/Local Authority rules or ESIC rules, the huts for labourers are not be erected at site of work by the contractor, the same shall be complied with by the contractor. The ESIC shall not provide any alternative site or space at any location & the contractor shall provide such accommodation at such locations as are acceptable to local bodies, for which nothing extra shall be payable.
23. The contractor shall submit to the Engineer-in-charge, the documentary evidence of payments of deposits to appropriate govt. authority/individuals as applicable in respect of statutory requirement.
24. The Engineer-in-charge shall fully empowered to withheld from the contractor's bill a sum equal to the amount required to meet the provisions of statutory requirements as mentioned above without giving any notice to the contractor, if the contractor fails to submit the evidence of payment/deposits as mentioned in Conditions.
25. The contractor either himself or any of the persons / workers engaged under this contract shall have no claim for renewal or continuance of the contract or employment in any manner whatsoever other than the payment mentioned in the contract.
26. **The Contractor shall quote percentage rate inclusive of all taxes (including GST), levies, cess etc. & nothing extra on this count shall be payable by ESIC.**
27. **The GST/Income Tax/Labour Welfare Cess as applicable** as per govt. notifications from time to time will be deducted at source and credited to the Government on behalf of Contractor.

28. The Contractor shall maintain a TASK register/ complaint registration form (enclosure- I) for each category of worker and shall obtain acknowledgement of user for the satisfactory redressal of complaints registered in the task register / complaint registration form (enclosure- I). The entries in Task register to be entered by ESIC Engineers/ authorized persons.
29. The task register shall be made available on every day before closing hours and also frequently as and when demanded by ESIC Engineers for entering fresh complaints in the register.
30. The contractor shall ensure proper record keeping and storing of irreparable/dismantled material.
31. The contractor or his representative shall be available at site of work every day to take down instruction from ESIC officials and to liaise with hospital authorities.
32. As the work will have to be carried out in building and area in use, the contractor shall ensure:-
- That the normal functioning of ESIC activity is not affected as far as possible
 - That the work is carried out in an orderly manner without noise and obstruction to flow of traffic
 - That all rubbish etc. is disposed off at the earliest and the place is left clean and orderly at the end of each day's work.
33. The Contractor shall ensure that his staff (workmen, supervisors etc.) are qualified and licensed for their part of work. He shall be responsible for their conduct. The staff should behave in a courteous manner. The Contractor shall be held responsible for any loss or damage to ESIC property.
34. All the documents (including qualifications) pertaining to deployment of the appointed / hired staff by ARM agency shall be submitted to ESIC along with a check list within 15 days from the date of commencement of contract (Enclosure -III). If the performance of any staff is no found satisfactory, he may be removed from job on direction of Engineer -in- Charge,
35. The Contractor shall ensure safety of his workers and others at site of work and shall be responsible for any consequence arising out of execution of the Work.
36. **Default of Contractor:** If the performance of the contract is not satisfactory and not corrected within 15 days of receiving notice, then employer shall be at liberty to terminate the contract and get the work executed through other means at the risk and cost of the Contractor.
37. *Nothing extra shall be paid for the work as mentioned above from clause 1 to 36.*
38. The contractor shall replace immediately any of its personal who is found unacceptable to Engineer-in Charge because of security risks, incompetence, conflict of interest, improper conduct etc., upon receiving a notice from Engineer-in Charge.

REGIONAL DIRECTOR,
ESIC Regional Office, Bengaluru

COMMERCIAL & TECHNICAL CONDITIONS FOR INTERNAL ELECTRICAL INSTALATIONS

1 General:

- 1.1 The ESIC shall not issue any T & P and nothing extra shall be paid on account of this.
- 2 All Guarantee Card of the Manufacturer for Ceiling fans/, Exhaust fans/LED fittings/Pumps etc provided new as per the contract should be handed over to ESIC

3 Data and Program to be furnished by the tenderers:

The Contractor shall prepare the program chart for the AMC/CAMC PPM services in consultation with the AMC/CAMC agencies within fifteen days after the issue of letter for commencement of the work.

4 Order of Preference:

Should there be any difference or discrepancy between the description of items as given in the Schedule of Quantities, technical specifications for individual items of work (including additional and commercial conditions) and IS Codes etc., the following order of preference shall be followed:

- a) Schedule of quantities
- b) Commercial and Additional conditions for this work
- c) General Conditions of Contract for CPWD Works
- d) CPWD General Specifications
- e) Relevant IS or any other International code in case IS code is not available.

- 5 The main contractor shall also enter into a 'Memorandum of understanding' with the approved associated contractor on Non-Judicial Stamp Paper as per the enclosed proforma and submit this 'MOU' duly completed (duly signed by him and the associated Contractor) before commencement of work.
- 6 The main contractor shall be responsible for all acts of omissions and submissions of the associate agencies engaged by him, even with approval of ESIC.
- 8 Approval of the Engineer-in-charge shall be taken well in advance for all the materials to be supplied and used in all the works by the contractor.
- 9 The contractor has to make his own arrangements for stores and watch and ward and no extra claim for this will be entertained.
- 10 Payment for AMC/CAMC components shall be made by the ESIC directly to the main Contractor. The main contractor shall make the payment to associated Contractor within 7 days of receipt of each running account payment.
- 11 The main contractor shall be responsible for coordinating the activities of all works and will ensure progress of works.
- 12 The main contractor and / or his Associated agencies or his representative is bound to sign the site order book as and when required by the Engineer-in-charge and will comply with the remarks therein.

- 13 The contractor shall make his own arrangement at his own cost for electrical / General Tools and plants required for the work.
- 14 The connections, inter-connections, earthing and loop earthing shall be done by the contractor whenever required to be done for energization of the installation and nothing extra shall be paid on this account.
- 15 The contractor must be able to work on concrete slabs / walls as and when required and in complete coordination with the civil works. Cutting of chases in the plastered wall shall in no case be allowed. The contractor shall fix conduits and boxes in the walls soon after the brick work is completed and finish the chase to rough surface with proper cement sand mixture. Only in exceptional cases e.g. where cutting of plastered surface cannot be avoided it will be contractor's responsibility to ensure that plastering is done to match the original finish at no extra cost.
- 16 The contractor shall remove all the debris due to the electrical works from the site as soon as the work is completed.
- 17 The rupturing capacity of the MCB's shall be 10 KA. The MCB's shall have ISI mark. Quantities of MCBs of different rating of 6 amps to 32 amps shall be brought in consultation with the Engineer-in-Charge or his representative.
- 18 All the MCCBs shall be rated for $I_{cs}=100\%I_{cu}$
- 19 The copper wire to be used on this work shall be FRLS type and ISI marked.
- 20 The make of switch boxes shall be the same as that of switches. Only the required knockouts of the switch boxes are to be removed for terminating the conduit pipes with PVC glands / check nuts.
- 21 Make of MCB/MCCB shall be the same as the make of MCB DB.
- 22 All the switch boxes, MCBDBs are to be covered with plastic sheet / petroleum jelly when installed in brick work till the plastering / painting is done to avoid sticking of cement plaster / splashes of the paint. Cement plaster / paint are to be cleaned immediately after plaster to avoid rusting of switch boxes and MCB DBs. The plastic sheet is to be removed at the time of handing over.
- 23 If two module sockets are used for 15 amp power plugs, one blanking plate is to be fixed by the side of socket to avoid interference of larger size plug tops. Nothing will be paid extra for blanking plate and larger box size.
- 24 The Contractor shall furnish documentary proof like delivery challans of purchasing Wires, Modular switches & accessories, MCBs, MCBDB, Fittings, accessories and other items from the manufacturers or their authorized dealers to the satisfaction of the Engineer-in-charge.
- 25 All PVC conduits accessories shall be of the same make as conduits. The Conduits shall be terminated at switch boxes/metallic junction boxes with suitable PVC glands/check nuts.
- 26 Cutting of brick walls shall be with chase cutting machine only. All repairs and patch works shall be neatly carried out to match the original finish and to the entire satisfaction of the Engineer in Charge.
- 27 To facilitate drawing of wires, 18 SWG GI fish wire shall be provided along with laying of recessed

conduit for which no extra payment shall be made. Conduits laid for other services, like fire alarm, PA etc., where wiring is not done along with IEI works, fish wire shall be invariably drawn.

- 28 The connection between incoming switch / isolator and bus bar shall be made with suitable size of thimble and cable at no extra cost.
- 29 Copper conductor of insulated cables of size 1.5 Sq.mm and above shall be stranded and terminals provided with crimped lugs.
- 30 All MS junction box cover should be of phenolic laminated / good quality plastic sheet of thickness not less than 3mm and for which nothing extra shall be paid on the account.
- 31 All sub-main wiring shall be terminated in the main board with suitable copper lugs and thimbles for which nothing extra will be paid on this account.
- 32 All hardware items such as screws, thimbles, GI wire etc. which are essentially required for completing an item as per specifications will be deemed to be included in the item even when the same have not been specifically mentioned.
- 33 All hardware items such as nuts/ bolts/ screws/ washers etc. to be used in work shall be zinc/ cadmium plated iron.
- 34 While laying conduit, suitable size junction boxes shall be provided for pulling the wire as per the decision of the E-in-C.
- 35 Materials to be used in work are to be ISI marked. The make of the materials have been indicated in the list of acceptable makes. No other makes will be acceptable. The materials to be used in the work shall be got approved by the Engineer in Charge / his representative before its use at site. The E-in-C shall reserve the right to instruct the contractor to remove the material which, in his opinion, is not acceptable.
- 36 Where switches/ sockets/ regulator outlets are to be provided, the same shall be of only one make / similar to existing make.
- 37 Wherever light fittings are proposed to be provided on the false ceiling, the respective light / fan point wiring will have to be brought upto the terminal of the light fittings / fans by the contractor. Flexible metal conduits shall be used for drawing wires from PVC conduits on ceiling to fittings on false ceiling and nothing extra shall be paid to the contractor for the same.
- 38 In case the same item appears more than once in the schedule of work under the same sub head or among the different subhead of works, the lowest rate quoted for that item shall be taken for other items also. Engineer -in - Charge may issue additional directions to contractor in the interest of work, if not covered in this schedule.
- 39 The work should be carried out at ESIC Regional Office, Bengaluru, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka.
- 40 All statutory deductions like Income Tax, GST, Labour welfare cess etc. shall be deducted from the bills.
- 41 **INSURANCE AND STORAGE:**
All consignments are to be duly insured upto the destination from warehouse at the cost of the contractor. The insurance covers shall be valid till the equipment is handed over duly installed, tested and commissioned.

Scope of Deployment of Manpower for day to day operation of Equipment

Deployment of Manpower for Day to Day Operation	
<p>Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office-Bengaluru, ESI Hospital- Doddabhallapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I).</p>	
1	<p>Engaging of Supervisor for supervising of day to day maintenance of Electrical maintenance and to monitor these services are properly attended and to take care of complaints arised related to fittings / fixtures in the campus such as switches, sockets, switch boards, LT Panels, MCBs, MCB DBs, MCCBs, SFUs, FSUs etc., and all types of fans / light fittings, OH lines, UG cables etc., complete all as directed by the Engineer-in-charge. (Qualification: B.E / B. Tech / Diploma in Electrical Engineering with 05 years related experience (supervisory) in maintenance job) with valid 33KV Supervisor permit / certificate) (Highly Skilled)</p>
2	<p>Deployment of Supervisor (Fire Safety) for day to day operation of Firefighting / Fire Alarm system equipment etc., complete all as directed by the Engineer-in-charge. (Qualification: Fire safety diploma with 05 years' experience in day to day operation of Firefighting / Fire Alarm system equipment) (Highly Skilled)</p>
3	<p>Deployment of HVAC Attendant Cum Technician for day to day operation of HVAC equipment (like Chillers, Cooling Towers, AHU's etc.), complete all as directed by the Engineer-in-charge. (Qualification: ITI Certificate with 05 years' experience in day to day operation of HVAC equipment) (Highly Skilled)</p>
4	<p>Deployment of Electrician for day to day maintenance of Electrical services like internal and external electric supply by replacing the damaged fittings / fixtures, the unserviceable fittings / fixtures such as switches, sockets, switch boards, LT Panels, MCBs, MCB DBs, MCCBs, SFUs, FSUs etc., and all types of fans / light fittings, OH lines, UG cables etc., complete all as directed by the Engineer-in-charge. (Qualification: ITI Electrician certificate with 3 years' related experience along with wiremen permit) (Skilled)</p>
5	<p>Deployment of Lift Operator for day to day operation of Lifts like checking of lifts condition, to carry out minor services to make it in proper working condition etc., complete all as directed by the Engineer-in-charge. (Qualification: Trade certificate with 03 years' experience in operation and maintenance of lifts) (Skilled)</p>
6	<p>Deployment of Firefighting Technician for day to day operation of Firefighting / Fire Alarm system equipment etc., complete all as directed by the Engineer-in-charge. (04 No's) (Qualification: Fire safety diploma with 03 years' experience in day to day operation of Firefighting / Fire Alarm system equipment) (Skilled)</p>
7	<p>Deployment of Skilled STP / ETP / R.O / Pump Operator for day to day operation of STP / ETP / R.O equipment etc., complete all as directed by the Engineer-in-charge (Qualification: ITI Trade certificate with 03 years experience in day to day operation of STP / ETP / R.O related equipment) (Skilled)</p>

8	Deployment of unskilled Labour / Helper for helping the Highly Skilled / Skilled workers in day to day operation of Electromechanical equipment's complete all as directed by the Engineer-in-charge (Qualification: Literate) (Unskilled)
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Terms and Conditions:

1. The services shall be carried out as per the CPWD general specification for electrical works as amended up-to date.
2. The outsourced manpower have to perform any other additional duties assigned by the Engineer -in- charge from time to time.
3. All T & P & special T& P shall be arranged by the agency & nothing extra shall be paid on this account.
4. Any part broken / damaged by the outsourced manpower during the service shall be made good by the agency, otherwise the same will be replaced / rectified at the risk and cost of the agency. The decision of the ESIC in the regard shall be final and binding.
5. The Engineer-in-charge shall keep up to date record for the Operation Electromechanical equipment's services done by the outsourced manpower.
6. The ESIC shall not accept any responsibility or liability, in case of any accident or mis-happening occurred during the performance of duties / operation equipment's.
7. Any damage done to the building or any equipment during performance of duties shall have to be made by the agency and nothing shall be paid on this account.
8. In case of any accident, the whole responsibility shall be with the contractor. No claim & whatsoever shall be entertained by the ESIC.
9. The bill must be supported with the following documents (Related to Deployment of Manpower):
 - i. Attendance sheet along with salary slips, wages sheets of all the outsourced manpower in terms of the Contract.
 - ii. Copies of Log books / Registers maintained for operation of equipment's within time.
 - iii. Any other documents asked by ESIC related to Operation of Electromechanical equipment's.
 - iv. Copies of ESIC & EPF with list of outsourced manpower, GST payment receipt and bank statement of credited salaries of the concerned month.

10. Payment will be paid after deducting of penalty, if any, after submission of bill by the agency to ESIC along with required supporting documents like mentioned above in S.No. 09 of supporting documents.
11. The contractor shall maintain proper attendance records of workmen deployed at the site of place which will be checked by the ESIC Engineer-in-Charge / Staff of verification etc. In case of absence of any workmen, the recovery shall be made at the following rates :

S.No	Category of Outsourced Manpower	Rate Recovery per day per person	Remarks
1	Supervisor/ Highly Skilled	1000	In case outsourced manpower were found absent for particular hours of the day, the recovery shall be made on pro-rate basis by considering 8 hrs. of the duty in a day (Wherever applicable)
2	Skilled	800	
3	Un Skilled	500	

12. All the outsourced manpower shall be registered with ESI and EPF as per statutory norms before submission of first month bill.
13. The Engineer-in-charge shall fully empowered to withhold from the agency bill a sum equal to the amount required to meet the provisions of statutory requirements as mentioned above without giving any notice to the agency, if the agency fails to submit the evidence of payment/deposits as mentioned in Conditions.
14. The agency either himself or any of the persons / workers engaged under this contract shall have no claim for renewal or continuance of the contract or employment in any manner whatsoever other than the payment mentioned in the contract.
15. **The GST/Income Tax/Labour Welfare Cess as applicable** as per govt. notifications from time to time will be deducted at source and credited to the Government on behalf of contractor.
16. The manpower engaged through labour deployment items shall invariably given a weekly off by making alternative arrangements for continuous deployment of labour.
17. Manpower deployed is required to perform duties at various locations as specified in the scope of work. All the persons engaged shall mark the bio- metric attendance available at site. They shall then move to their respective service place at Dispensaries/Offices as directed by Engineer-in-charge or his authorized representative. Nothing extra shall be payable towards TA/DA & other incidental charges for outsourced manpower for attending duty in different locations under the agreement. The TA/DA and other incidental charges in this regard shall be borne by the agency at his risk and cost.

18. The agency shall maintain an attendance register of outsourced manpower on shift basis and shall be invariably made available for verification by ESIC Engineers/ Authorities on daily basis.
19. The agency shall maintain Log books / Registers for operation of equipment's (required Registers and tools to be provided by the agency at free of cost and nothing extra on this count shall be payable by ESIC).
20. Bio-metric Enrolment Application in prescribed proforma filled and signed by the outsourced manpower. The form should be submitted duly signed & sealed by Agency.

- i. Latest Passport Size Photo
- ii. Copy of Aadhaar Card
- iii. Copy of front page of Passbook of Bank Account to which wages are to be credited
- iv. Qualification documents

In case of any change in manpower, the same should be intimated to this office.

21. The wages of outsourced manpower shall be made to their respective bank accounts and proof thereof shall be provided along with every monthly bill.
22. The Tender is liable to be rejected if total amount of labour component quoted is less than the amount as per prevailing minimum wages notified by the Government.
23. The Agency must prepare payroll of each employee containing basic wages, no. of days worked by the labourer, gross wages, ESI/EPF deductions, net wages etc. Copy of payroll for each month shall be provided along with the monthly bill/Final bill.
24. All the outsourced manpower shall wear uniform and badges identifying their category and name in English and Local Language (the same to be provided by the agency and no extra payment shall be paid by ESIC on this account).

Terms and Conditions for AMC / CAMC's of Electro-Mechanical Equipment Substation and HT & LT Switchgear Comprehensive AMC Terms and Conditions

Equipment Details: "As mentioned in the BOQ"

Terms & conditions:

1. The services shall be carried out as per the CPWD general specification for electrical works (Part-III) as amended up-to date.
2. Scope of services is total comprehensive maintenance contract for one year. All materials / spare parts etc. as mentioned in Inclusion in Comprehensive AMC, required at site during the maintenance shall be maintained, repaired and replaced by the associated agency and no extra payment shall be made on this account.
3. All T & P & special T & P shall be arranged by the agency & nothing extra shall be paid on this account.
4. Agency shall keep the equipment neat and clean. Sundry material like old dhoti, brush, detergent, bus bar cleaning agent shall be provided by the agency at site within his quoted rates.
5. The complaints shall be attended by the agency at the earliest after the lodging of the complaint through phone / SMS / Email etc., but within the maximum time of 8 hrs after lodge of the complaint.
6. The agency shall strictly adhere to the maintenance schedule & replacement schedule etc. as stipulated and recommended by the associated agency. The agency shall depute trained supervisory staff for providing scheduled preventive maintenance / break downs etc., to keep the equipment in proper working condition.
7. The agency shall carry out maintenance and check of all items as laid down in the maintenance schedule and as recommended by OEM. All maintenance checks shall be properly recorded by the maintenance staff of the agency in the prescribed maintenance register.
8. The agency shall systematically examine various parts of the equipment and bring to the notice of JE / AE / Engineer-In-charge, parts which need repair or replacement.

9. The required existing parts shall have to be replaced preferably with the same make or equivalent.
10. Only authorized personnel shall be deployed to carry out the 11 KV / 440 V Substation and HT & LT Switchgear Equipment etc. maintenance.
11. If any complaint is lodged for the defects of the equipment, the defects shall have to be attended within 8 hrs after lodging of complaint. In case of urgency, this shall have to be attended to even after the normal working hours without any extra claim.
12. JE / AE / Engineer-in-charge shall keep up to date record for the comprehensive maintenance services done / attended by the agency.
13. In case of any accident, the whole responsibility shall be with the agency only. No claim & whatsoever shall be entertained by the ESIC.
14. In case, the agency stops the services in between or his services are discontinued due to unsatisfactory performance, that part of work can be executed by ESIC at the risk and cost of contractor without any notice to the contractor. In this regard the decision of the Engineer-in - Charge shall be final and binding by the Contractor.
15. After completion of the services, the agency shall handover the equipment in working condition in writing to the ESIC duly acknowledged by the Engineer-in-charge.
16. Preventive maintenance of equipment must be carried out by first week of every month with prior intimation to the JE / AE / Engineer-in-charge.
17. Recovery / Penalty:- Penalty is 100/- per hour beyond 24 Hrs downtime of 11 KV / 440 V Substation and HT & LT Switchgear Equipment due to fault attributable to the service provider
18. Examining periodically all safety devices and make all customary safety tests.
19. The agency shall submit the details of authorized personnel, whom deploying as site engineer for maintenance of 11 KV / 440 V Substation and HT & LT Switchgear Equipment.

Inclusion in Substation and HT & LT Switchgear Equipment Comprehensive AMC

➤ **Equipment's Details:** " As mentioned in the BOQ"

➤ **Additional Scope of Services:**

1. The above listed equipment covered under AMC. Defective parts & internal control wiring of equipment can either be repaired or replaced with new parts and no extra payment shall be made on this account. Replaced parts preferable either of the same make or equivalent.
2. The old and retrieved materials during the currency of the contract shall be the property of the contractor / agency. The cost of old and retrieved parts / materials inclusive in the quoted rates.
3. Stipulated mandatory servicing for all HT & LT Breakers of all HT & LT Switchgear panels must be carried out yearly once by the concerned OEM / Authorized Dealers of equipment with prior intimation to the Engineer-in-charge.
4. Carrying out oil filtration to transformers once in a year and top up new oil up to appropriate level (including of supply of oil).
5. The agency shall ensure that danger notices in the local languages of district, Hindi or English with sign of skull and bones shall be affixed permanently in conspicuous positions (confirming IS:2551) at the fence of the Transformer yard, DG Sets, Switchgear Panels and other appropriate locations as directed.
6. The agency shall ensure that, first aid boxes shall be equipped with contents specified by the state govt. shall be provided.
7. **Switchyard / Transformer Yard / Transformers:**
 - a) Attending all sorts of faults / break down developed in the cooling system. Oil leakage from any point inclusive of replacement of gaskets, tightness checking of all termination points as per direction of ESIC.
 - b) Visual inspection of mechanism, current carrying parts and insulating supports.
 - c) Check for Relay settings.
 - d) Abnormalities in operations.
 - e) Record the load currents, voltage & setting of Tap for voltage regulation.
 - f) Visually inspection of Buchholz relay, WTI, OTI and Breather.

- g) Record the number of operations indicated in the OLTC.
- h) Check for any unusual noise.
- i) Check for damages.
- j) Ensuring proper incomer lock out.
- k) Checking any loose connections of the terminations of HV & LV side of transformer and carrying out the tightness of HV & LV terminations.
- l) Maintaining the cleanliness of Transformer and other equipment.
- m) Checking Transformer for sign of overheating if any.
- n) Inspection OLTL Circuit Health Check if any.
- o) Inspection of bushings for overheating and cracks.
- p) Inspection the condition of earthing.
- q) Inspection of explosion vent, relays, alarm, circuit if any.
- r) Insulation Resistance Test.
- s) Carrying out oil filtration and top up of oil up to appropriate level as per IS.
- t) Testing of Transformer OLTC BDV final test and record.
- u) The agency shall ensure that.
 - i. Transformers shall be identified distinctly on display boards mention its capacity and voltage ratings.
 - ii. LV & HV side shall be marked on both the sides of transformers.
 - iii. R, Y and B phase marking shall be done on main bushing of transformers.
 - iv. Oil in the conservator tank of transformer shall be maintained at prescribed level.
 - v. The HT & LT cables shall be identified by tags.
 - vi. WTI/OTI trips and alarm set values shall be permanently marked on marshalling box of the transformer.

8. HT / LT Switchgear Panels:

- a) Manual operation of circuit breaker.
- b) Electric operation of circuit breaker.
- c) Functionally of indicating lamps, push buttons, Meters & Protection relays.
- d) Check the condition of Battery charger and confirm the secondary voltage utilized for indications/protections.
- e) Carry out each discharge.
- f) Racking out of circuit breaker.
- g) Check for freeness of rack-in and rack-out mechanism and observe for wear and tear.
- h) Visual inspections for any damages and overheating signs on Vacuum bottle and breaker insula

tor and current carrying parts.

- i) Carry out insulation resistance test with HT megger during the maintenance and recording the value.
- j) Cleaning thoroughly all moving and fixed components.
- k) Lubricants of all mobile joints.
- l) Tightness check of all joints in Circuit Breaker.
- m) Check for mechanical operations.
- n) Check the condition of CT's & PT's cleanliness and tightness of its connections.
- o) Carry out post maintenance insulations resistance test with HT Megger.
- p) Check for electrical operation by tripping through protection relay in test position.
- q) Operational Check for ON/OFF & Trip on Insertion in Service position.
- r) The agency shall ensure that.
 - i. All the panels shall be named prominently.
 - ii. ON/OFF indication shall be clearly marked on the panels.
 - iii. Warning notice "Isolate Supply before opening" shall be written with paint on back side of the panels.
 - iv. Unwanted / Unused material in the panel rooms to be removed completely and keep the room neat & clean
 - v. In front of all the panels, insulating floor or mat confirming to IS-15652 of appropriate voltage level shall be provided.

9. Earth Pits:

- a) **Earth continuity test and Earth electrode resistance test** to all earth pits / equipment shall be carried out annually in the presence of ESIC. The test should be carried out during summer season as per clause 16.4 & 16.5 of CPWD General specification for electrical works-Part 1 (internal)-2013 or latest amended and the results to be recorded in separate register and the same register to be submitted. Agency shall provide display boards duly mentioned and written the values near each earth pit.
- b) Watering to the all earth pits once in a month.

10. Statutory renewals like CEA should be carried out from time to time and the applicable fee will be reimbursed by the ESIC (statutory). The short comings/renewals/provisions as observed and recommended by the competent authority of CEA for compliance shall be carried out by the agency at free of cost (for equipment which are under his scope) .

11. In the event of any hazard / accident occur at site due to lack of preventing maintenance / poor workmanship, or otherwise, the agency will be held responsible to attend it on top priority, otherwise the same will be attended by ESIC at risk and cost of the agency and the same shall be recovered from his bills.

12. The agency is expected to maintain the installation in systematic and scientific manner. In the event of a break down attributed to the negligence of the agency / person appointed by the agency. The responsibility for making good / replacement rests with the agency, otherwise ESIC shall arrange to get it done at the risk and cost of the agency.
13. The agency should have to liaison with the local Electricity authorities in case of requirement of LC (line clearance) / load shedding while attending breakdown.

Exclusion in Substation and HT & LT Switchgear Equipment AMC

1. Any item NOT covered in the Schedule of Quantities
2. Required stone coarse aggregate for switchyard & substation areas.
3. HT, LT and Control cables (excluding of internal wiring of equipment, which includes in Comprehensive AMC).
4. HT & LT indoor / outdoor cable end termination / straight through jointing kits.
5. Replacement of AI MCCBs/ACBs/VCBs.
6. Replacement of items not covered under CAMC and recommended for replacement by OEM.

HVAC Equipment (Except Chillers) Comprehensive AMC Terms and Conditions

Equipment Details: "As mentioned in the BOQ"

Terms & conditions:

1. The services shall be carried out as per the CPWD general specification for electrical Part-I Internal 2013 & Part-II external 1995 and General specifications for Heating, Ventilation & Air-Conditioning (HVAC) Works 2017 as amended upto date as amended upto date. All installations shall comply with the requirement of Indian Electricity Act 2003 & Indian Electricity rules 1956 as amended up to date..
2. Scope of services is Comprehensive maintenance contract for one year, including supply of all spare parts, unlimited breakdown calls, scheduled preventive maintenance visits (once preventive maintenance visit per quarter).
3. All T & P & special T& P shall be arranged by the agency & nothing extra shall be paid on this account.
4. All spare parts required at site during the maintenance shall be provided and replaced by the agency and no extra payment shall be made on this account.
5. The complaints shall be attended by the agency at the earliest after the lodging of the complaint through phone / SMS / Email etc. but within the maximum time of 24hrs after lodge of the complaint.
6. The agency shall strictly adhere to the maintenance schedule & replacement schedule etc. The agency shall depute trained supervisory staff for providing scheduled preventive maintenance / break downs to make the HVAC equipment's in proper working condition.
7. The agency shall carry out maintenance and check of all items as laid down in the maintenance schedule. All maintenance checks shall be properly recorded by the maintenance staff of the agency in the prescribed maintenance register.
8. Only skilled employees shall be deputed to carry out the maintenance jobs.
9. Any part broken / damaged by the service engineer / technician during the work shall be made good by the agency, otherwise the same will be replaced / rectified at the risk and cost of the agency. The decision of the Engineer-in-charge in the regard shall be final and binding.
10. If any complaint is lodged for any defects in the HVAC equipment's, the defects shall have to be attended to at the earliest possible time. In case of urgency, this shall have to be attended to even after the normal working hours without any extra claim.
11. The Engineer-in-charge or his authorised representative shall keep up to date record for the Comprehensive maintenance services done or attended to by the agency.
12. The ESIC shall not accept any responsibility or liability, in case of any accident or mis-happening occurred during the servicing / repairing of the HVAC equipment's by the agency.
13. Any damage done to the building or any equipment during servicing or repair shall have to be made by the agency and nothing shall be paid on this account.
14. In case of any accident, the whole responsibility shall be with the agency. No claim & whatsoever shall be entertained by the ESIC.

15. In case, the agency stops the services in between or his services are discontinued due to unsatisfactory performance, that part of work can be executed by ESIC at the risk and cost of contractor without any notice to the contractor. In this regard the decision of the Engineer-in - Charge shall be final and binding by the Contractor.
16. Comprehensive maintenance covers parts mentioned in the inclusions of the scope of services and nothing extra shall be paid by ESIC on this account.
17. After completion of the services, the agency shall handover the HVAC equipment's in writing to the ESIC duly acknowledged by the Engineer-in-charge.
18. Preventive maintenance of HVAC equipment's must be carried out by first week of every quarter (once in three months) with prior intimation to the Engineer-in-charge.
19. **Recovery / Penalty:- Penalty is 100/- per hour beyond 24 Hrs downtime of HVAC equipment due to fault attributable to the service provider.**
20. Examining periodically all safety devices and make all customary safety tests.

Inclusion in HVAC Equipment Comprehensive AMC

Scope of Work:

1. AHUs / CSUs / FCUs / DUCTABLE A.C's / CASSETTE A.C's / SPLIT A.C's:

- i. Checking of modulating valves and actuators and calibrating the same.
- ii. Inspecting starter contacts are shield, transformer, and check motor starter connection, tighten motor terminal control circuit terminals.
- iii. Checking of Air conditioning system comprising of Condenser Motors, Compressor, and Refrigerant circuit.
- iv. Leak testing and rectifying leaks in the Refrigerant system.
- v. Cleaning of controls and contactors if required.
- vi. Coil will be inspected and cleaned if necessary.
- vii. Any defect in the electrical items and control wiring will be attended too.
- viii. Checking of alignment of pulleys/ replacement if required.
- ix. Checking belt tension, replacement if required.
- x. Checking of drain and cleaning as and when required.
- xi. Checking of blower drive motor amps.
- xii. Cleaning the inside of units.
- xiii. Checking the blower blades for defects and cleaning if required.
- xiv. Flush down any accumulated dirt/sludge from drainpipe and drain pan.
- xv. Checking wiring / cable for loose contacts and signs of overheating.
- xvi. Checking the alignment in cooling fan blade and dynamic balancing of blades if required.
- xvii. Coils will be cleaned by high pressure jet pump.
- xviii. Compressor shall be checked by the agency for proper functioning and if any defect is found, the same only shall be replaced.

2. Cooling Tower:

- i. Checking of cooling tower hub assembly and repair the same if required.
- ii. Cleaning of cooling tower sump, Spray nozzle and cleaning of cooling tower fills externally.
- iii. Quarterly cleaning of cooling tower tubs and trays.
- iv. Checking of cooling tower fan motor and fan, repair the same if required.
- v. Checking the fan blades for defects and cleaning if required.
- vi. Checking the alignment in cooling fan blade and dynamic balancing of blades if required.
- vii. Gear oil top up in Gear box if required.
- viii. Repair and rewinding of motor.

3. PRIMARY/ SECONDARY/ CONDENSER PUMPS/ VFD'S:

- i.** Checking Vibration.
- ii.** Checking Noise Level.
- iii.** Checking Seal Leak, if necessary replacing mechanical seal.
- iv.** Checking Pressure Gauges, if found defective replacing the same.
- v.** Checking Motor Amps.
- vi.** Lubricating bearings, if found defective replacing the same.
- vii.** Strainer Cleaning, if found defective replacing the same.
- viii.** Checking electrical connections/ panels, if found defective replacing the same.
- ix.** Checking of pump coupling /spider washer.
- x.** Checking of pump/ motor alignment.
- xi.** Replacement of pressure gauges valves if required.
- xii.** Both primary pump and secondary pumps will be checked for any abnormal noise or vibration, periodical greasing is carried out for bearings of pump and motor and bearings will be replaced if necessary for both pump and motors.
- xiii.** Checking of condenser water pumps and repair the same if required.
- xiv.** Checking of blower drive motor amps.
- xv.** Repairing of VFD if required.
 - xvi.** Greasing of condenser water pumps and replaces the bearings if required.

Fire Detection & Protection and Firefighting System

Comprehensive AMC Terms and Conditions

Equipment Details: "As mentioned in the BOQ"

Terms & conditions:

1. The services shall be carried out as per the CPWD general specification for Wet raiser and sprinkler systems (Part V -2020) and Fire detection and alarm system (Part VI -2018) as amended up-to date.
2. Scope of services are Comprehensive Maintenance contract for one year, including all defective parts repair / replacement for inclusion items, consumables (except diesel / fuel), B-Check / C-Check for half yearly, unlimited breakdown calls, scheduled preventive maintenance visits (once preventive maintenance visit per month).
3. All T & P & special T& P shall be arranged by the agency & nothing extra shall be paid on this account.
4. All the material / parts (including consumables / spares) required at site during the maintenance shall be provided and replaced by and no extra payment shall be made on this account.
5. Agency shall keep the Firefighting System Equipment's and near surroundings clean. Sundry material like old dhoti, brush, detergent shall be provided by the agency at site. The rates quoted by the bidder deemed to be included the cost within his quoted rates.
6. The complaints shall be attended by the agency at the earliest after the lodging of the complaint through phone / SMS / Email etc., but within the maximum time of 24hrs after lodge of the complaint.
7. The agency shall strictly adhere to the maintenance schedule & replacement schedule etc. The agency shall depute trained supervisory staff for providing scheduled preventive maintenance / break downs, to make the Firefighting System equipment's in proper working condition and safe operating condition.
8. The agency shall carry out maintenance and check of all items as laid down in the maintenance schedule. All maintenance checks shall be properly recorded by the maintenance staff of the agency in the prescribed maintenance register.
9. The agency shall systematically examine various parts of the Firefighting System and the parts which need repair or replacement at discretion of the Engineer-in-charge shall be provided and replaced or repaired accordingly.
10. The required existing parts shall have to be replaced with the same make of the existing part or as recommended by the agency.
11. Only highly skilled employees shall be deputed to carry out the maintenance jobs.
12. Any part broken / damaged by Firefighting technician during the work shall be made good by the agency, otherwise the same will be replaced / rectified at the risk and cost of the agency. The decision of the Engineer-in-charge in the regard shall be final and binding.
13. If any complaint is lodged for any defects in the Firefighting System, the defects shall have to be attended to at the earliest possible time. In case of urgency, this shall have to be attended to even after the normal working hours without any extra claim.

14. The Engineer-in-charge / Junior Engineer shall keep up to date record for the comprehensive maintenance services done or attended to by the agency.
15. The ESIC shall not accept any responsibility or liability, in case of any accident or mis-happening occurred during the servicing / repairing of the Firefighting System equipment by the agency.
16. Any damage done to the building or any equipment during servicing or repair shall have to be made by the agency and no extra be paid on this account.
17. In case of any accident during servicing or repair, the whole responsibility shall be with the agency. No claim & whatsoever shall be entertained by the ESIC.
18. In case, the agency stops the services in between or his services are discontinued due to unsatisfactory performance, that part of work can be executed by ESIC at the risk and cost of contractor without any notice to the contractor. In this regard the decision of the Engineer-in -Charge shall be final and binding by the Contractor.
19. Comprehensive maintenance covers parts mentioned in the inclusions of the scope of services and nothing extra shall be paid by ESIC on this account.
20. After completion of the services, the agency shall handover the complete installation in fully functional condition in writing to the ESIC duly acknowledged by the Engineer-in-charge.
21. Preventive maintenance of Firefighting System must be carried out by first week of every month with prior intimation to the Engineer-in-charge.
22. Recovery / Penalty:- Penalty is 100/- per hour beyond 24 Hrs downtime of Firefighting System equipment due to fault attributable to the service provider.
23. Examining periodically all safety devices and governors and make all customary safety tests.

Inclusions in Firefighting System Equipment Comprehensive AMC

Scope of Work:

1. The old and retrieved materials during the currency of the contract shall be the property of the contractor / agency. Suitable recovery as per BOQ shall be made from the contractor as credit for the old and retrieved materials.
2. Inspection report for the tests carried out shall be submitted to ESIC duly signed by the contractor.
3. The Testing frequencies for fire detection systems shall be followed as per National Fire Alarm Code, NPFA-72.
4. **Conducting of mock fire drill:** For making the users familiar with the system, mock fire drill shall be carried out once in **Six months** by the local fire department and no extra payment shall be made on this account. The Operation of the system shall be demonstrated so that all users are confident of the system and aware of their duties and responsibilities during fire.
5. It will be the responsibility of agency to get the renewal of fire NOC, if any from concerned department and no extra cost will be paid except legal/statutory departmental fees on production of documentary proof (wherever applicable).
6. Refilling of used and discharged / Expired Fire Extinguishers.
7. **Fire Fighting system (Wet riser system including External hydrants / sprinkler system):**

I. Monthly Checks (Preventive Maintenance Checks):

- Water Tanks: Checking of UG sump to ensure full water in the sump.
- Pumps: Running
- Engine: Running, Fuel tank
- Motor: Running
- Checking and testing of sequence of automatic operation of Fire pumps.
- Cleaning of entire pipe lines visible on surface, vertical risers, internal / external hydrants, pump sets, valves, panel boards, air vessel, pressure gauges, cable trays and wet riser notch doors etc.
- Pressure checking of the system to keep the system under working pressure of 7Kgs/cm² / as per NBC guidelines and checking of automatic operation of system in case of pressure dropping below the predetermined pressure value.
- Engine: Battery, battery charging circuit
- Motor: Starter

- Piping: Pressure
- Pressure testing of internal and external hydrants, Valves (Landing & Isolation) & Control System: Operation
- Hose Reel & Hose Pipes: Physical check
- Fire Service Connection/Fire service inlet: Physical check
- Instantaneous coupling: Physical check
- Pumps: Lubrication
- Engine: Lubrication
- Control System: Connection and system components
- Checking of all safety systems, pressure switches, flow switches etc
- Instantaneous coupling: Lubrication
- Pump: Test flow
- Motor: Insulation resistance
- Piping: Flushing
- Hose Reel & Hose Pipes: Operational check
- Fire Service Connection/Fire service inlet: Operational check

B. Automatic Addressable Fire Alarm System & System PA:

- a. The system shall be kept in fully working condition till completion of contract. The firm will arrange handing over of the total system in fully functional condition on completion of the contract. However, the complete system will be handed over by the department to the successful agency in good working condition for carrying out the maintenance.
- b. The demonstration drill of the working of the system shall be given once in month as and when desired by the Engineer-in-Charge or as per his direction.
- c. The ESIC Engineer or his representative shall have access to installation during all hours.
- d. Whenever required, the agency shall carryout addressing of the modules and programming to the Fire alarm panel (Nothing extra shall be paid by the ESIC, in this regard).
- e. **Monthly Checks (Preventive Maintenance Checks):**
 - Check the power supply of all the panel installed.
 - Check the healthiness of battery. Replenish water/acid as required.
 - Check the fault indication of the panel, if any and rectify the same.

- Check whether signals of fire and fault condition is transmitted from detector /devices to main control panel.
- Operate a call point & detector to test the system. Each week choose a different detector/device so that all detectors are tested.
- Check the fault circuit of each loop/zone from the panel.
- Check the talk back units/PA system circuits and remove faults if any.
- Check the hooters/alarms/speakers/talk back unit.
- Check fault circuit of each zone by disconnecting cable by removing a detector.
- Check fire circuits by actual smoke to one detector of each zone.
- Cleaning of all type of detectors.

S.No	Component	Test Interval	Testing Procedure
1)	Manual stations	For every 3months	1. Visual inspection
			2. Put zone in Test mode
			3. Activate mechanism
			4. Verify proper IDC zone response
2)	Non-restorable heat detectors	For every 3months	1. Visual inspection
			2. Put zone in Test mode
			3. Test mechanically and/or electrically
			4. Verify proper IDC zone response
3)	Restorable heat detectors	For every 3months	1. Visual inspection
			2. Put zone in Test mode
			3. Activate at least one detector on each IDC. All detectors on each IDC must be tested within five years.

4)	Smoke detectors	Half Yearly	1. Visual inspection
			2. Put zone in Test mode
			3. Conduct a Functional test to verify proper IDC zone response
			4. Check sensitivity
			5. Clean as required

9. **Device routine maintenance tips and checks:**

i. **Detectors:**

When removing one detector at a time, wait 1 minute after replacing the first detector before removing the next detector. This gives the system time to recognize and re-map the first detector before generating a trouble condition caused by removing the second detector.

ii. **Modules:**

Signature modules should be visually inspected to insure the physical installation is secure. Functional testing of the module should be done regularly as required.

iii. **Signature detector cleaning procedure:**

Signature detectors may be cleaned using a conventional vacuum cleaner with the detector cleaning tool (P/N SIGA-ST) installed on the end of the suction hose (nominal 1.5 in. [3.8 cm] ID) extension tubes. The tool creates a high velocity vortex scrubbing action around the detector, removing loose dust and debris which is subsequently drawn into the vacuum.

- a. Note: In order to avoid false alarms, disable the detector being cleaned before using the detector cleaning tool.
- b. Disable the detector to prevent false alarms.
- c. Use the conventional vacuum cleaner brush attachment to remove any visible cobwebs etc. from the immediate area of the detector.
- d. Connect the detector cleaning tool to the suction hose.
- e. Place the detector cleaning tool over the detector head for approximately 10 seconds.
- f. After the detector has been cleaned, restore it to proper operation.
- g. Check the detector's sensitivity to verify the effectiveness of the cleaning.

INTEGRITY PACT

To

.....

.....

.....

Sub: NIT No. W-26011/7/2025-PMD & Comp. No.1521966 : Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I).

Dear Sir,

It is here by declared that ESIC is committed to follow the principle of transparency, equity and competitiveness in public procurement.

The subject Notice Inviting Tender (NIT) is an invitation to offer made on the condition that the Bidder will sign the Integrity Agreement, which is an integral part of tender/bid documents, failing which the tenderer/bidder will stand disqualified from the tendering process and the bid of the bidder would be summarily rejected.

This declaration shall form part and parcel of the Integrity Agreement and signing of the same shall be deemed as acceptance and signing of the Integrity Agreement on behalf of the ESIC.

Yours faithfully,

**REGIONAL DIRECTOR,
ESIC Regional Office, Bengaluru**

INTEGRITY PACT

To,

The REGIONAL DIRECTOR,

.....

Sub: Submission of Tender for the work of Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, **ESI Hospital- Doddaballapur, ESIC Staff Quarters** located at Nandini Layout, Bengaluru and Other attached ESIC / ESIC Buildings in **Karnataka** for the Period from 2026-27 (Package-I).

Dear Sir,

I/We acknowledge that ESIC is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

I/We agree that the Notice Inviting Tender (NIT) is an invitation to offer made on the condition that I/We will sign the enclosed Integrity Agreement, which is an integral part of tender documents, failing which I/We will stand disqualified from the tendering process. I/We acknowledge that THE MAKING OF THE BID SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE of this condition of the NIT.

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by ESIC. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article 1 of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/our failure to sign and accept the Integrity Agreement, while submitting the tender/bid, ESIC shall have unqualified, absolute and unfettered right to disqualify the tenderer/bidder and reject the tender/bid in accordance with terms and conditions of the tender/bid.

Yours faithfully,

(Duly authorized signatory of the Bidder)

INTEGRITY PACT

To be signed by the bidder and same signatory competent / authorized to sign the relevant contract on behalf of ESIC.

INTEGRITY AGREEMENT

This Integrity Agreement is made aton this day of 20.....

BETWEEN

Director General, ESIC represented through REGIONAL DIRECTOR, ESIC Regional Office, **Bengaluru**, ESIC (Here in after referred as the **Principal/Owner**", which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

.....
(Name and Address of the Individual/firm/Company)

through (Details of duly authorized signatory)

(Hereinafter referred to as the "**Bidder/Contractor**" and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

Preamble

WHEREAS the Principal / Owner has floated the Tender (**NIT No.: W-26011/7/2025-PMD & Comp. No.1521966**) (hereinafter referred to as "**Tender/Bid**") and intends to award, under laid down organizational procedure, contract for **Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments** like Sub-Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at **ESIC Regional Office- Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters** located at **Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka** for the Period from 2026-27 (Package-I).

(Name of work) Here in after referred to as the "**Contract**".

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with its Bidder(s) and Contractor(s).

AND WHEREAS to meet the purpose aforesaid both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as "**Integrity Pact**" or "**Pact**"), the terms and conditions of which shall also be read as integral part and parcel of the Tender/Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witnesses as under,

INTEGRITY PACT

Article 1: Commitment of the Principal/Owner

1) The Principal/Owner commits itself to take all measures necessary to prevent corruption and to observe the following principles:

(a) No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.

(b) The Principal/Owner will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the Tender process or the Contract execution.

(c) The Principal/Owner shall endeavor to exclude from the Tender process any person, whose conduct in the past has been of biased nature.

2) If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

Article 2: Commitment of the Bidder(s)/Contractor(s)

1) It is required that Each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the Government / Department all suspected acts of **fraud or corruption or Coercion or Collusion** of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.

2) The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:

a) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal/Owner's employees involved in the Tender process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.

b) The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.

c) The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.

- d) The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/representatives in India, if any. Similarly, Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participates in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.
- e) The Bidder(s)/Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
- 3) The Bidder(s)/ Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
- 4) The Bidder(s)/ Contractor (s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or omission of facts or submission of fake/ forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damaged to justified interest of other and / or to influence the procurement process to the detriment of the government interests.
- 5) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/ her reputation or property to influence their participation in the tendering process).

Article 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/Owner's absolute right:

- 1) If the Bidder(s)/Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days notice to the contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. **Such exclusion may be forever or for a limited period as decided by the Principal/Owner.**
- 2) **Forfeiture of EMD/Performance Guarantee/Security Deposit:** If the Principal/Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contract or terminated/determined the Contract or has accrued the right to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/Contractor.
- 3) **Criminal Liability:** If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

Article 4: Previous Transgression

- 1) The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.
- 2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/Owner.
- 3) If the Bidder/Contractor can prove that he has resorted / recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

Article 6-Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor 12 months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded.

If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, ESIC.

Article 7-Other Provisions

1. This Pact is subject to Indian Law, place of performance and jurisdiction is the Headquarters of the Division of the Principal/Owner, who has floated the Tender. i.e. ESIC Regional Office, Bengaluru.
2. Changes and supplements need to be made in writing. Side agreements have not been made.
3. If the Contractor is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution.
4. Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
5. It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

Article 8- Legal and Prior Rights

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law and the same shall be deemed to be Cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contract documents with regard any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

..... (For and on behalf of Principal/Owner)

..... (For and on behalf of Bidder/Contractor)

WITNESSES:

..... (Signature, name and address)

..... (Signature, name and address)

Place:

Dated:

FORM OF UNDERTAKING

I,..... (name of the contractor) hereby undertake to abide by the **CPWD General Conditions of Contract2023 - Maintenance Works** containing pages from **1 to 95** with up-to-date correction slips as an integral part of the Agreement substituting with words, "Director General, ESI Corporation" and "ESI Corporation" in the places of "President of India".

Place:

Signature of the Contractor

Date:

PROFORMA OF SCHEDULES

SCHEDULE 'A'

Schedule of Quantities.....**Attached BOQ**

SCHEDULE 'D'

Extra schedule for specific requirements/documents for the work, if any.....**Nil**

SCHEDULE 'E'

Reference to General Conditions of Contract-2023 Maintenance Works (with substitution of words as Director General of ESIC and ESIC in place of President of India and Government of India/CPWD respectively).

Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, **ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I).**

Estimated cost of work: Rs. 2,44,13,901.00

- (i) Earnest money: Rs. 4,88,279.00 (to be returned after receiving Performance Guarantee)**
- (ii) Performance Guarantee: 5% of tendered value.**
- (iii) Security Deposit: 2.5% of tendered value.**

SCHEDULE 'F'

General Rules & Directions-

Officer inviting bid: **REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru**

Definitions:

2(v) Engineer-in-Charge: The Executive Engineer, ESIC, Regional Office, Bengaluru or his successor.

2(vii) Accepting Authority: The **REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru** or his successor.

2(x) Percentage on cost of materials and labour to cover all overheads and profits:..... **15%**

2(xi) Standard Schedule of Rates: **DSR E&M-2025 + SSR-2024-25 + Market Rate**

2(xii) Department: **ESI Corporation**

9(ii) **Standard CPWD Contract Form GCC 2023- Maintenance Works, CPWD Form 7/8 (with substitution of words as Director General of ESIC and ESIC in place of President of India and Government of India/CPWD respectively) as modified & corrected up-to-date.**

Clause 1

- (iv) Time allowed for submission of Performance Guarantee, programme chart (Time and progress) and applicable labour licenses, registration with EPFO, ESIC and BOCW welfare board or proof of applying thereof from the date of issue of letter of acceptance.....**15 days**
- (ii) Maximum allowable extension with late fee@ 0.1% per day of Performance Guarantee amount beyond the period provided in(i)above..... **3 days**

Clause 2

Authority for fixing compensation under clause 2: The **REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru.**

Clause 2A

Whether Clause 2A shall be applicableNo

Clause 5

Penalty for Delay:

If the Contractor fails to attend any complaint or defect in due course of time and if in the opinion of engineer delay is on the part of Repair and Maintenance agency, the employer can impose liquidated damages on the contractor as detailed in the particular conditions.

- A. The Contractor shall put all out efforts to address the complaints as immediately as possible. However, a tentative timeline for various natures of complaints are given within which the complaints are supposed to be attended by the Contractor without fail so as to maintain the Office / hospital services smoothly.

TIME FRAME FOR ATTENDING COMPLAINTS

S.No	Complaint Type (As defined by ESIC)	Maximum time within which the complaints are to be attended and completed
1	Emergent complaints	3 hours
2	Minor complaints	1 day
3	Major complaints	3 days
4	Periodical complaints	5 days

Following recovery shall be made from the admissible payments for delay in attending the complaints:

- (i) The recovery of amount for delay in attending emergency complaints is 1% of the monthly bill amount per week will be deducted from the running account bill and the amount so deducted will not be released in future bills and maximum up to 10% of the estimated cost.
- (ii) A recovery of amount for delay in attending other complaints is 0.5% of the monthly bill amount per week will be deducted from the running account bill and the amount so deducted will not be released in future bills and maximum up to 10% of the estimated cost..

Clause 6:

A. Monthly Statements for payments

Payment to the contractor shall be on the monthly bill basis. The Contractor shall submit a bill in 3 copies to the

Engineer-in-Charge by 20th day of each month for the work executed up to the end of previous month in tabulated form approved by the Engineer-in-Charge, showing the amounts to which the Contractor considers himself to be entitled. The bill must be supported with the following documents:

- a) Attendance sheet along with salary certificates, wages sheets of all the workers and staffs deployed in terms of the Contract.
- b) Certified bills regarding miscellaneous materials purchased under different heads.
- c) Details of defects / complaints attended and rectified within time.
- d) Details of complaints attended late.
- e) Any other documents asked by ESIC related to ARM works.
- f) ESIC & EPF Challans with list of workers.
- g) Details of Bonus payment:- Bonus shall be paid to eligible workers as per the provisions of the Bonus Act.

In the event of failure to submit the bill in 3 copies by the designated date i.e by 20th day of each month a penalty equivalent to 0.50% of the monthly bill amount per week will be deducted from the running account bill and the amount so deducted will not be released in future bills.

B. Monthly Payments

After submission of monthly bill complete in all respects by the contractor, **Engineer-in-Charge** shall check the bill with the help of contractor and certify for payment. The payment shall be made through Bank in online mode.

Clause 7: Deleted

Clause 7A

Whether Clause 7A shall be applicable:	Yes <i>(No Running Account Bill shall be paid for the work till the applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board, whatever applicable are submitted by the contractor to the Engineer-in-Charge)</i>
--	---

Clause 10A

List of testing equipment to be provided by the contractor at site:

1. Earth Resistance Meter
2. Insulation Megger
3. Clamp Meter and other required materials at site

Clause 10 B

Whether Clause 10 B shall be applicable: Yes:

Clause 10 C

Component of labour expressed as percent of value of work..... 25%

Clause 10 CA: **Not Applicable**

Clause 10 CC: **Not Applicable**

Clause 11

Specifications to be followed for execution of work: **CPWD General Specifications for Electrical Works: Part-I (Internal) 2013 & Part-II (External) 1995** with up-to-date correction slips.

Clause 12

Authority to decide deviation: As per norms.

Clause 16

Competent Authority for deciding reduced rates: **The REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru**

Clause 18

List of mandatory machinery, tools & plants to be deployed by the contractor at site:

- | | | |
|-----------------|-----------------------|----------------------|
| (1) Tong Tester | (2) Torch Light | (3) Drill Machine |
| (4) Ladders | (5) Crimping tool Kit | (6) Hand Blower etc. |

Clause 19 C: The REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru authority to decide penalty for each default.

Clause 19 D: The REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru authority to decide penalty for each default.

Clause 19 G: The REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru authority to decide penalty for each default.

Clause 19 K: The REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru authority to decide penalty for each default.

Clause 25 Constitution of Dispute Redressal Committee (DRC):

Chairman: The REGIONAL DIRECTOR, ESIC Regional Office, Bengaluru.

Member & Presenting Officer: The Executive Engineer, ESIC, Regional Office, Bengaluru.

Clause 32: Not Applicable

**REGIONAL DIRECTOR,
ESIC Regional Office, Bengaluru**

LETTER OF TRANSMITTAL
(On Bidder's Letter Head)

To
The REGIONAL DIRECTOR,
ESIC Corporation, Bengaluru

Subject: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, **ESI Hospital- Doddaballapur**, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in **Karnataka** for the Period from 2026-27 (Package-I).

Sir,

Having examined the details given in Press / Web Notice and NIT / Bid Document for the above work, I / we hereby submit the relevant information.

1. I / We hereby certify that all the statements made and information supplied in the enclosed forms "A" to "E" and accompanying statement are true and correct.
2. I / We have furnished all information's and details necessary for eligibility and have no further pertinent information to supply.
3. I / we submit the requisite certified solvency certificate and authorize the **REGIONAL DIRECTOR, ESI Corporation, Bengaluru** to approach the Bank issuing the solvency certificate to confirm the correctness thereof. I/We also authorized **REGIONAL DIRECTOR, ESI Corporation, Bengaluru** to approach individuals, employers, firms and corporation to verify our competence and general reputation, if required.
4. I / we submit the following certificates in support of our overall suitability, technical competence for having successfully completed the following similar works for establishing our eligibility:

S.No	Name of the Work	Certificate From
1		
2		
3		

Certificate:

It is certified that the information given in the enclosed eligibility bid are correct. It is also certified that I / We shall be liable to be debarred and disqualified for participating in the subject bid as well as in future in case any Information furnished by me / us found to be incorrect by ESIC.

Enclosures:.....

Signature(s) of bidder(s)

Date of submission:

Seal of Bidder

ESI CORPORATION, ESIC REGIONAL OFFICE, BENGALURU

Percentage Rate Tender for ARMO Electrical Works Including of AMC/CAMC

(A) Tender for the work of:-

a. Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I).

b. To be uploaded on --/--/-- at the CPP Portal website <https://eprocure.gov.in/eprocure/app>.

c. To be opened in presence of tenderers who may be present at time and date as mentioned above in the office of ESI Corporation, ESIC Regional Office, Bengaluru.

TENDER

I/We have read and examined the notice inviting tender, schedule, A, B, C, D, E & F Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Percentage Rate & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for the Director General, ESI Corporation with in the time specified in Schedule "F" viz., schedule of quantities and in accordance in all respect with the specifications, designs, drawing and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause 11 of the Conditions of contract and with such materials as are provided for, by, and in respect of accordance with, such conditions so far as applicable.

I/We agree to keep the tender open for 90 days from the date of opening of technical bid and not to make any modification in its terms and conditions.

A sum of Rs. _____ is hereby forwarded in cash/receipt treasury challan/deposit at call receipt of a scheduled bank/fixed deposit receipt of scheduled bank/demand draft of a scheduled bank/bank guarantee issued by a scheduled bank as earnest money.

A copy of earnest money in receipt treasury challan/deposit at call receipt of a scheduled bank/fixed deposit receipt of scheduled bank/demand draft of a scheduled bank/bank guarantee issued by a scheduled bank is scanned and uploaded (strike out as the case may be). If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that the Regional Director, ESI Corporation, Bengaluru or his successors, in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, if I/We fail to commence work as specified, I/ We agree that Regional Director, ESI Corporation, Bengaluru or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to

those in excess of that limit at the rates to be determined in accordance with the provision contained in the tender form.

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

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

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

Dated:

Signature of Contractor:

Witness:

Postal Address:

Address:

Occupation:

ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is accepted by me for and on behalf of Director General, ESIC for a sum of Rs. _____ (Rupees _____)

The letters referred to below shall form part of this contract Agreement:-

- (a)
- (b)
- (c)

REGIONAL DIRECTOR,

ESIC Regional Office, Bengaluru

Signature

Dated.....

Designation

CHECK LIST OF THE DOCUMENTS TO BE SUBMITTED WITH THE TENDER

Confirm the enclosure of all the below listed documents without which tenderer may not be eligible to participate in the tender.

Sl. No.	Item	Confirm (Yes/No)
1	EMD	
2	Tender form with complete technical bid and Financial bid, with all pages serially numbered, signed and stamped on each page	
3	Audited Balance sheet of last three years with details of annual turnover, profit/loss account etc.	
4	Attested Photo copy of PAN Card	
5	GST Registration certificate with details of the last Payment	
6	Documents in support of contracts fulfilled in last 7 years along with their values in support of the experience and financial credibility	
7	Satisfactory completion of contract certificate from previous organizations	
8	ESI Registration Certificate copy	
9	EPF Registration Certificate copy	
10	Valid electrical contract license from Central Government or any State/UT Government, which is not less than EA I.e Grade "A"	
11	Last six months ESI, EPF, GST payment receipts	
12	Solvency Certificate	

Signature of Authorized Person

Date:

Full name:

Place:

Company's seal

SIGNATURE OF THE CONTRACTOR

FORM OF PERFORMANCE SECURITY (GUARANTEE) BANK GUARANTEE BOND

In consideration of the Director General, ESI Corporation (hereinafter called "ESIC") having offered to accept the terms and conditions of the proposed Agreement between and (Hereinafter called "the said contractors") for the work (Hereafter called "the said Agreement") having agreed to production of an irrevocable Bank Guarantee for Rs. (Rupees) as a security/guarantee from the contractor(s) for compliance of his obligations in accordance with the terms & conditions in the said agreement,

- 1) We (Hereinafter referred to as "the Bank") hereby undertake to pay to (indicate the name of the Bank) ESIC an amount not exceeding Rs. (Rupees only) on demand by the ESIC.
- 2) We do hereby undertake to pay the amounts due and payable under (Indicate the name of the Bank) This Guarantee without any demure, merely on a demand from the ESIC stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. (Rupees only).
- 3) We, the said bank further undertake to pay to ESIC any money so demanded notwithstanding any dispute or disputes raised by the contractor(s) in any suit or proceeding pending before any court or Tribunal relating thereto, our liability under this present being absolute and unequivocal.

The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the contractor(s) shall have no claim against us for making such payment.

- 4) We further agree that the guarantee herein (Indicate the name of the Bank) contained shall remain in full force and effect during the period that would be taken for the performance of the said agreement and that it shall continue to be enforceable till all the dues of the ESIC under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till Engineer-in-Charge on behalf of ESIC certifies that the terms and conditions of the said agreement have been fully and properly carried out by the said contractor(s) and accordingly discharges this guarantee.
- 5) We further agree with the ESIC that the ESIC (Indicate the name of the Bank) shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by ESIC against the said contractor (s) and to for bear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said contractor(s) or fore any forbearance, act of omission on the part of ESIC or any indulgence by ESIC to the said contractor(s) or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
- 6) This guarantee will not be discharged due to the change in the constitution of the Bank or the contractor(s).

7) We lastly undertake not to revoke this guarantee except with the **(Indicate the name of the Bank)** Previous consent of ESIC in writing that this guarantee shall be valid up to Unless extended on demand by ESIC. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rs. only) and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiry of this guarantee all our liabilities under this guarantee shall stand discharged.

Dated the day of for

..... (indicate the name of bank)

FORM OF EARNEST MONEY (BANK GUARANTEE)

WHEREAS, contractor..... (Name of contractor) (Hereinafter called "the contractor") has submitted his tender dated.....(Date) for the maintenance of..... (Name of work) (Hereinafter called "the Tender")

KNOW ALL PEOPLE by these presents that we(Name of bank) having our Registered office at(Hereinafter called "the Bank") are bound unto the REGIONAL DIRECTOR, ESI Corporation, Bengaluru in the sum of Rs..... (Rs. in words) for which payment well and truly to be made to the said Regional Director the Bank binds itself, his successors and assigns by these presents.

SEALED with the Common Seal of the said Bank thisday of20....

THE CONDITIONS of this obligation are:

- (1) If after tender opening the Contractor withdraws, his tender during the period of validity of tender (including extended validity of tender) specified in the Form of Tender,
- (2) If the contractor having been notified of the acceptance of his tender by the REGIONAL DIRECTOR
 - (a) Fails or refuses to execute the Form of Agreement in accordance with the Instructions to contractor, if required; OR
 - (b) Fails or refuses to furnish the Performance Guarantee, in accordance with the provisions of tender document and Instructions to contractor, OR
 - (c) Fails or refuses to start the work, in accordance with the provisions of the contract and Instructions to contractor. OR
 - (d) Fails or refuses to submit fresh Bank Guarantee of an equal amount of this Bank Guarantee, against Security Deposit after award of contract.

We undertake to pay to the Engineer-in-Charge either up to the above amount or part thereof upon receipt of his first written demand, without the Engineer-in-Charge having to substantiate his demand, provided that in his demand the Engineer-in-Charge will note that the amount claimed by him is due to him owing to the occurrence of one or any of the above conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the date* after the deadline for submission of tender as such deadline is stated in the Instructions to contractor or as it may be extended by the Engineer-in-Charge, notice of which extension(s) to the Bank is hereby waived. Any demand in respect of this Guarantee should reach the Bank not later than the above date.

DATE.....

SIGNATURE OF THE BANK
SEAL

WITNESS.....

(SIGNATURE, NAME AND ADDRESS)

*Date to be worked out on the basis of validity period of 6 months from last date of receipt of tender.

Technical Bid Forms

S.No	Form	Particular
1	A	DETAILS OF ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING PREVIOUS DAY OF LAST DATE OF SUBMISSION OF TENDERS
2	B	PERFORMANCE REPORT OF INDIVIDUAL WORK REFERRED TO IN FORM "A"
3	C	FINANCIAL INFORMATION
4	D	STRUCTURE & ORGANISATION

FORM 'A'

DETAILS OF ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING PREVIOUS DAY OF LAST DATE OF SUBMISSION OF TENDERS

S.No	Name of the work and location	Name of Organization	Cost of work in crores of Rs.	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ Arbitration cases pending with details*	Name and contact details of concerned officer of the organization	Whether work was done on back to back basis Yes/No
1	2	3	4	5	6	7	8	9	10

* Including gross amount claimed and amount awarded by the Arbitrator.

Signature of Bidder(s)

Form 'B'

Performance report of individual reported work referred to in Form 'A'

1. Name of work location
2. Agreement No.
3. Estimated cost
4. Tendered cost
5. Date of start
6. Date of completion
 - (i) Stipulated date of completion
 - (ii) Actual date of completion
- 7A. Whether case of levy of compensation for delay has been decided or not Yes/No
- 7B. If decided, amount of compensation levied for delayed completion, if any
- 8. Performance Report:**
 - a. Quality of work Outstanding/Very Good/Good/satisfactory/Poor
 - b. Financial soundness Outstanding/Very Good/Good/satisfactory/Poor
 - c. Technical Proficiency Outstanding/Very Good/Good/satisfactory/Poor
 - d. Resourcefulness Outstanding/Very Good/Good/satisfactory/Poor
 - e. General Behavior Outstanding/Very Good/Good/satisfactory/Poor

Dated:

Executive Engineer or Equivalent

FORM 'C'

FINANCIAL INFORMATION

Name of the Firm / Contractor:

S.No	Particulars	Financial Year		
		2022-23	2023-24	2024-25
1	Gross annual turnover on Electrical works (in Lakh Rupees)			

Signature of Chartered Accountant
with Seal.

Signature(s) of Bidder(s)
Seal of the Bidder.

FORM 'D'

STRUCTURE & ORGANISATION

1. Name & address of the bidder
2. Telephone no./Telex no./Fax no.
3. Contact Details of the authorized personnel
4. Legal status of the bidder (attached copies of original document defining the legal status)
 - (a) An Individual
 - (b) A proprietary firm
 - (c) A firm in partnership
 - (d) A limited company of Corporation
5. Particulars of registration with various Government Bodies / Departments / Organization (attached attested photocopy)
Organization Name & Place of Registration, Registration No.
 - 1.
 - 2.
 - 3.
6. Names and titles of Directors & Officers with designation associated with this work.
7. Designation of individuals authorized to act for the organization for this work.
8. Has the bidder or any constituent partner in case of partnership firm, ever been convicted by a court of law, if so, give details.
9. Any other information considered necessary with regard to this bid and for establishing the eligibility of the bidder.

Signature of the Bidder
Seal of the Bidder

Financial Bid

S.No	Form	Particular	Amount in Rs.
1	FB -1	Deployment of Manpower	1,93,86,042.38
2	FB -2	Electrical Material	21,25,521.59
3	FB -3	Electrical Works	2,47,543.25
2	FB -4	Annual Maintenance Contracts (AMC / CAMC's)	26,54,793.50
Total Amount in Rs.			2,44,13,900.71

Note:

1. The bidders should submit the price bid online only.
2. The bidders should upload the signed schedule of quantities along with other documents.
3. The bidder should quote the percentage above or below or at par in the price bid.

ENCLOSURE-II

MAINTENANCE OF COMPLAINT
REGISTER

Sl. No.	Complainant No.	Nature of complainant	Complaint date and Time	Complaint attended date and Time	Remarks	Signature of Contractor

ENCLOSURE-III

Check-List of Documents

Submitted by M/s. to

Name of Candidate: _____ Selected for

Designation: _____ Total

Number of Pages Attached with this Checklist: _____

S.No.	Particulars	Enclosed (Yes/No)	Remarks
1.	Bio-Data Form		
2.	Signed Resume		
3.	Applied for the Post		
4.	Qualification 10th 12 th Graduation / Diploma Professional Qualification		
5.	Work Experience as per eligibility		
6.	Police Verification Report		
7.	ESI and EPF details		
8.	Other Documents		
9.	Whether all documents enclosed with the checklist are attested by Agency		

Certificate: It is certified that the Authorized person of _____ M/s
has verified all the documents (enclosed with this checklist) with original and attested thereafter only.

Name and Seal of Agency

CONTRACT AGREEMENT

This Agreement (hereinafter referred to as the "Contract Agreement") is made on _____ between **Employees State Insurance Corporation, Regional Office, Binnypet, Bengaluru, 560023** (hereinafter call the 'Client' or "ESIC", which expression shall unless repugnant to the context or meaning thereof, include its administrators, successors and permitted as signs) of the One Part and _____ (hereinafter called the ' _____ ' which expression shall unless repugnant to the context or meaning thereof, include its administrators, successors and permitted assigns) of the Other Part (the client and the Contractor are hereinafter collectively referred to as "Parties" and singly as "ESIC and " _____ "respectively).

Whereas

- A. The Client is desirous of getting its Residential / Non Residential Buildings premises / complexes maintained so as to ensure uninterrupted services to ESIC facilities through competent and eligible Agencies / Firms of repute in this field. The main scope of the work is described in Client's requirements.
 - B. The Contractor has participated in the bidding process (conducted by the Client through e-tendering mode)based on their professional expertise and having possessed the required technical competence and financial capability for fulfilling the requirements of the Client.
 - C. The Client after due evaluation of the bids against the e-tenders floated in Central Procurement Portal vide bid ID No: _____ has agreed to award the contract for the work of " _____ " vide award letter No: _____
- Dated:** _____ to M/s _____ subject to and on terms and conditions set forth in this Contract Agreement.

NOW THEREFORE, THE PARTIES HERETO HEREBY AGREE AND THIS CONTRACT WITNESSTH AS FOLLOWS :

1. Definitions and Interpretation

In the Contract, the following words and expressions shall have the meanings hereby assigned to them except where the context otherwise requires:

- (i) "Employer" means the ESIC and the legal successors in title to ESIC.
- (ii) "Engineer" means the person appointed by ESIC to act as Engineer for the purposes of the Contract.
- (iii) "Contractor"/bidders/Tenderer means an individual or firms (proprietary or partnership) whether incorporated or not, that has entered into contract (with the employer) and shall include his / its heirs, legal representatives, successors and assigns. Changes in the constitution of the firm, if any shall be immediately notified to the employer, in writing and approval obtained for continued performance of the contract.
- (iv) Market Rate shall be the rate as decided by the Engineer on the basis of the cost of the materials and labour at the site where the work is to be executed plus the percentage to cover all overheads and profits.

- (v) "Contract" shall mean this Contract Agreement together with all Appendices and other relevant documents in accordance with the provisions contained in this regard in this Contract.
- (vi) "Contract Price" shall mean the quoted price / amount by the Contractor in the financial bid and agreed between the Parties.
- (vii) "Drawings" means all the completion drawings, calculations and technical information of alike nature provided by the Engineer to be Contractor under the Contract and all drawings, calculations, samples, patterns, model Repair and Repair and Maintenance manuals and other technical information of a like nature submitted by the contractor and approved by the Engineer.
- (viii) "Bill of Quantities" means the priced and completed bill of quantities Forming part of the tender/ bid.
- (ix) "Tender" means the Contractor's priced offer to the Client for the execution and completion of the works and the remedying of any defects therein in accordance with the provisions of the contract, as accepted by the Letter of Acceptance. The word Tender is synonymous with "Bid" and the words "Tender Documents" with "Bidding Documents".
- (x) Client's Requirements shall mean the broad requirements of ESIC set for this Tender document and which in relation to the ARM work, are required to be fulfilled and complied with by the Contractor in terms of this Contract.
- (xi) General Conditions of Contractor GCC shall mean the General Conditions of Contract asset for this **CPWD General Conditions of Contract 2023- Maintenance Works**

2. Time for Completion

The Repair and Maintenance work **(ARMO -Electrical including of AMC/CAMC's)** shall be for a period of one year or as mentioned in the letter of commencement and shall start from the date issue of letter commencement and shall stand terminated after the expiry of one year unless it is mutually extended. **Payment to the contractor shall be released on monthly basis as per Clause-6 of Proforma of Schedules of the tender document.**

3. Extension of Time for Completion

The Repair and Maintenance contract may be extended on the written mutual consent of both Employer and Contractor for a further period of one year. However, employer reserves its right to terminate the Repair and Maintenance contract by giving 15days' notice at anytime during the currency of the contract if the services of the agency are not satisfactory as per the opinion of employer or its representative. No escalation shall be made by ESIC either during initial contract period of one year or in extended period and the work shall have carried out by the Contractor as the same price/cost as quoted by higher earlier under the ambit of the Contract Agreement.

4. ARM work shall mean the sum of the obligations and works to be performed and undertaken by the

contractor including planning, safety precautions, required tools ,tackles and plants and the completion of individual item of work in all respects under and in accordance with the Contract and shall include all materials and things to be supplied/done and services and activities to be performed or provided by or which may be reasonably implied the refromand necessary for execution and completion of the work by the Contractor pursuant to and in accordance with this Contract.

5. No modifications or amendment to this Contract including any of the Appendices here to shall be valid and effectual unless expressly agreed as an amendment thereto and is in writing and dated and duly executed by the authorized representatives of the Parties thereto.

6. In the event of any conflict or inconsistency between any provision of this Contract Agreement and any of the Appendices, the provisions of this Contract shall prevail.

This Contract Agreement and the following documents attached here to shall be deemed to form an integral part of this contract

- (i) This Contract Agreement
- (ii) Instructions to Bidders
- (iii) Integrity pact/ Agreement
- (iv) Undertaking on GCC of CPWD
- (v) Technical and Financial Bids
- (vi) Undertaking on compliance of Labour Laws

9. This Contract Agreement and all the documents forming part of this Contract and related to this work, are to be taken as mutually explanatory and unless otherwise expressly provided in this Contract Agreement, the priority between this Contract Agreement and other documents forming part hereof shall, in the event of any conflict and inconsistency between them, be in the following order :

- (i) This Contract Agreement
- (ii) ESIC Requirements
- (iii) PCC
- (iv) Financial Bid / BOQ
- (v) GCC

10. Execution of the Works: The Contractor agrees and undertakes to execute the **ARMO (Electrical) works including of AMC /CMAC's**, complete in all respects, under and in accordance with this Contract.

11. Rights and Obligations of the Parties

11.1 The mutual rights and obligations of the Client and the Contractor shall, without prejudice to the following, be as set forth in the Contract:

a) In consideration of the payments agreed to be made by the Client to the Contractor as set forth in this Contract, the Contractor hereby covenants with the Client and agrees and undertakes to perform the Works including planning, designing, and executing the whole or part of the work by using required tools, tackles and plants and by observing due safety precautions for completing the assignment / the work in all respects with due diligence and to remedy any defects or deficiencies therein, in accordance with the provisions of the Contract :

and

b) The Client hereby covenants to pay to the Contractor in consideration of his performance in terms and under this Contract, the contract price at the times and in the manner prescribed in the Contract.

11.2 With reference to the Contract Price, the Contractor acknowledges and confirms that

a) The prices quoted by the Contractor in the financial bids to this Contract are firm and fixed and not subject to any escalation and is inclusive of all applicable taxes, levies, cess etc.

b) All taxes on the income of the Contract shall be borne and be the liability of the Contractor and the Client shall not be liable for the same in any manner whatsoever.

12. Effective Date: Furnishing of the Performance Guarantee by the Contractor to the Client in accordance with terms & conditions of the tender and Signing of the Contract Agreement by the Client and the Contractor.

13. DISCLAIMER

It is expressly understood and agreed by and between the Contractor and the client that the Client is entering into this Contract solely on its own behalf and not on behalf of any other person or entity. In particular it is expressly understood and agreed that the Government of India is not a party to this Contract and has no liabilities, obligations or rights hereunder. It is expressly understood and agreed that the Client is an Independent Legal entity with power and authority to enter into contracts solely on its own account under the applicable laws. The Contractor expressly agrees, acknowledges and understands that the Client is not an agent, representative or delegate of the Government of India. It is further understood and agreed that the Government of India is not and shall not be liable for any acts, omissions, commissions, breaches or other wrongs arising out of the Contract. Accordingly, the Contractor expressly waives, releases and foregoes any and all actions or claims, including cross claims, impleader claims or counter claims against the Government of India arising out of this Contract and covenants not to sue the Government of India as to any claim, cause of action or thing whatsoever arising out of or under this Contract.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

For and on behalf of ESIC

For an on behalf of

Name:

Name:

Designation:

Designation:

Address:

Address:

Official Seal:

Witness:

Signature:

Name:

Address:

Official Seal:

Witness:

Signature:

Name:

Address:

Details of Locations - Jurisdiction of ESIC Regional Office, Bengaluru- Bengaluru Region (Package-I)						
S. No	Name of the Jurisdiction	Name and location of the ESIC property	Nature of Property	Type of Building	Age of the Building in Years	Plinth area in Sq.m
1	Bengaluru Region (Package-I)	ESIC Regional Office, Bengaluru	RO	Office	Above 10	5694.00
2		ESI Hospital, Doddaballapur	Hosp	Hospital	Up to 10	14928.20
3			SQ	Staff Qtrs.	Up to 10	4782.00
4		ESIC Staff Quarters at Nandini Layout	SQ	Staff Qtrs.	Above 10	14991.26
5		ESIC Branch office/Dispensary, Rajajinagar	BO	Office	Above 10	117.78
6			Disp	Dispensary	Above 10	353.34
7		ESIC Branch office/Dispensary, Queen's Road	BO	Office	Above 10	265.00
8			Disp	Dispensary	Above 10	942.36
9			SQ	Staff Qtrs.	Above 10	218.35
10		ESIC Branch office/Dispensary, Seshadripuram	BO	Office	Above 10	200.94
11			Disp	Dispensary	Above 10	401.88
12		ESIC Branch office/Dispensary, Mysore Road	BO	Office	Above 10	236.00
13			Disp	Dispensary	Above 10	236.00
14			SQ	Staff Qtrs.	Above 10	236.00
15		ESIC Branch office/Dispensary, Magadi Road	BO	Office	Above 10	230.73
16			Disp	Dispensary	Above 10	284.00
17			SQ	Staff Qtrs.	Above 10	710.88
18		ESIC Branch office/Dispensary, Majestic/Cottonpet	BO	Office	Above 10	236.00
19			Disp	Dispensary	Above 10	249.33
20			SQ	Staff Qtrs.	Above 10	236.00
21		ESIC Branch office/Dispensary, Basavangudi	BO	Office	Above 10	208.00
22			Disp	Dispensary	Above 10	857.00

23	ESIC Dispensary/Staff Quarters, Banashankari	Disp	Dispensary	Above 10	253.53
24		SQ	Staff Qtrs.	Above 10	357.18
25	ESIC Dispensary/Staff Quarters, KA Temple Mysore Road	Disp	Dispensary	Above 10	535.00
26		SQ	Staff Qtrs.	Above 10	260.00
27	ESIC Staff Quarters, Victoria Layout	SQ	Staff Qtrs.	Above 10	272.00
28	ESIC Dispensary/Staff Quarters, Jayanagar	Disp	Dispensary	Above 10	336.34
29		SQ	Staff Qtrs.	Above 10	289.12
30	ESIC Staff Quarters, Kumarapark	SQ	Staff Qtrs.	Above 10	1500.00
31	DIMS Office, ESI Directorate, Rajajinagar	DIMS	Office	Above 10	2137.00
32	ESIC Branch office and Dispensary, Peenya- I	BO	Office	Above 10	204.95
33		Disp	Dispensary	Above 10	384.60
34	ESIC Branch Office/Dispensary/Staff Quarters, Malleswaram	BO	Office	Above 10	263.00
35		Disp	Dispensary	Above 10	628.00
36		SQ	Staff Qtrs.	Above 10	926.72
37	ESIC Dispensary/Staff quarters at Frazer town	Disp	Dispensary	Above 10	244.00
38		SQ	Staff Qtrs.	Above 10	1406.89
39	ESIC Dispensary/Staff quarters at Viveknagar	Disp	Dispensary	Above 10	297.03
40		SQ	Staff Qtrs.	Above 10	549.60
41	ESIC Dispensary, Ulsoor at Cambridge Road, Ulsoor	Disp	Dispensary	Above 10	504.14
42	ESIC Dispensary/Staff quarters at RT Nagar	Disp	Dispensary	Above 10	236.00
43		SQ	Staff Qtrs.	Above 10	427.80
44	ESIC Staff Quarters, RMV 2 nd Stage	SQ	Staff Qtrs.	Above 10	166.68
Total Plinth Area in Sq.m					58794.63

Employees State Insurance Corporation

Preliminary cum Detailed Estimate

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office, Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)

Estimated Cost : Rs 2,44,13,901/-


JE(E)

Employees State Insurance Corporation

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-1)

The preliminary cum detailed estimate amounting to Rs. 2,44,13,901/- has been framed to cover the probable cost of the above mentioned work for obtaining the Administrative Approval and Expenditure Sanction of the competent Authority.

The Estimate is prepared to carryout Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments at ESIC Regional Office- Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka under the control of Regional Director, Bengaluru for the current year 2026-27. The existing ARM contract with M/s. HSCL (on deposit mode basis) is valid upto 31.03.2026 only. The estimate is prepared to take up ARMO (Repairs, Operation & Maintenance of Electrical installations) for 1 year.

Design & Scope:

The following provisions have been made in the estimate for day to day Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments at ESIC Regional Office- Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka under the control of Regional Director, Bengaluru for the current year 2026-27.

- 1 Outsourcing of manpower for day to day maintenance and operation of Internal Electrical Services and various Electromechanical equipment.
- 2 Supply of required materials for Internal electrical works .
- 3 Provision for electrical work items.
- 4 AMC/CAMC's of various Electromechanical equipment.

The estimate amount above is likely to vary further if there is any change in scope, specification, rates of material and labour and fees if any to be levied by the local bodies for approving the plans etc.

Specifications: Work will be carried out as per CPWD specifications 2009 Vol I & II with upto date correction slips.

Cost: Rs 2,44,13,901/-

Rates: DSR 2025 & TS SSR 2024-25 for Electrical items.

Provision for GST @ 18% is made in the Estimate.

Land: Available

Method: By contract after calling e-Tenders.

Time: 15 days for planning and 365 days for execution after receipt of A/A & E/S.

T & P: To be arranged by the contractor.

Abstract

ABSTRACT OF THE ESTIMATE

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub-Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office, Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)

S.No.	Form	Description	Amount in Rs.
1	FB-1	Electrical Manpower Estimate	1,93,86,042.38
2	FB-2	Electrical Material Estimate	21,25,521.59
3	FB-3	Electrical Works Estimate	2,47,543.25
4	FB-4 (Part-I)	CAMC Estimate- Substation, HT & LT Switchgear	4,38,853.80
5	FB-4 (Part-II)	CAMC Estimate- HVAC Equipment (Excluding of Chillers)	12,90,035.00
6	FB-4 (Part-III)	CAMC Estimate- Fire fighting System Equipment (Excluding of Fire Alarm Panel)	9,25,904.70
		TOTAL	2,44,13,900.71
		SAY GRAND TOTAL	2,44,13,901.00

Note: ESI, EPF, BONUS wherever applicable will be reimbursed on actual from time to time on submission of documentary proofs. The Estimated amount is including of Contractor Profit and Over Head Charges @ 15%.

[Signature]
JE(E)
ESIC R.O., Bengaluru
(Kamathu Suresh)

[Signature]
A E (C)
ESIC R.O. Bengaluru
(ARABDEEP SIMHA)

[Signature]
E E (C)

विनोद खर्कवाल / Vinod Kharkwal
अधीक्षक अभियंता (निर्मित) / Executive Engineer (Civil)
क.प.सी. कर्णा / E.S.I. Corporation
क्षेत्रीय कार्यालय / Regional Office
बंगलुरु - २२ / Bengaluru-22

Estimate (Electrical Machinery)

NAME OF WORK: Annual Repair and Maintenance (AR&M) of Electrical Works including Operations and Maintenance (AR&M) of Electromechanical Equipments like Sub-Station equipment, HVAC systems, Fire Detection & Protection system equipment etc. Installed at ESIC Regional Office- Bengaluru, 428 Hospital- (Bachchalappur, ESIC Staff Quarters located at Mandali Layout, Bengaluru and other attached ESIC / ESIC Buildings in Karnataka for the Period from 2024-27) (Package-1)

S.No.	Name of the Profile / Designation	Qty. (In No.)	Category	No. of Months	Duration of Employment (In Months)	Monthly Wages (Rs. Per Day)	MF (Employee Contribution) as maximum ceiling (out of Rs. 15000/- per month) @ 13% of 15000/- (Rs. 2250/-) (Per Day)	PF (Per Day) (i.e. 1% of Rs. 15000/-) (Rs. 150/-) (Per Day)	Sub Total-4 (Rs. (i.e. Sum of 7, 8 & 9) (Per Day)	CP & OT @ 15% of 1 (Per Day)	Sub Total-5 (Per Day)	Labour Welfare Cost @ 1% on R (Per Day)	Sub Total-6 (Per Day)	GFT @ 10% on R (Per Day)	Total Amount in Rs. (i.e. Sum of 11 & 12) (Per Day)	Total Amount in Rs. (i.e. 10% of 13) (Per Month)	Total Amount in Rs. (i.e. 10% of 14) (Per Person)	Total Amount in Rs. (i.e. 10% of 15) (Per Person)
1	Engg of experience for supervising of day to day maintenance of electrical equipments and to monitor these services are already attended and to train crew of employees raised related to electrical works in the company such as electricians, assistants, sweepers, etc. Family, MCA, MCE, MCO, MCOA, MCOB, etc., and all types of jobs / assignments. (If there is any difficulty, assistance will be provided by the Engineer in-charge. Qualification: B.Tech / B.E. / B.Tech / Diploma in Electrical Engineering with 05 years industrial experience (experience) in equivalent job with valid EREY Supervisor's record / certificate) (Highly skilled)	2	Highly Skilled	24	12	1,000.00	75.00	0.00	3,240.00	17.00	3,310.00	12.13	3,324.13	238.24	3,212.45	6,023.48	4,25,484.24	3,74,26,640
4	Supervising of Supervisor (How Jobs) for day to day operations of firefighting / Fire Alarm system equipment, etc. etc. as directed by the Engineer in-charge. (Qualification: Fire safety diploma with 10 years experience in day to day operation of firefighting / Fire Alarm system equipment) (Highly skilled)	2	Highly Skilled	24	12	3,667.00	0.00	0.00	3,340.00	172.00	3,512.00	11.13	3,523.13	238.24	3,302.65	6,023.48	4,25,484.24	3,74,26,640
3	Overseeing of HVAC Standalone Core Facilities for day to day operations of ESIC equipment (like Chiller, Cooling Towers, AHU's etc.), etc. etc. as directed by the Engineer in-charge. (Qualification: B.Tech. with 07 years experience in day to day operation of HVAC equipment) (Highly Skilled)	5	Highly Skilled	24	12	3,200.00	75.00	0.00	3,340.00	172.00	3,512.00	11.13	3,523.13	238.24	3,302.65	6,023.48	4,25,484.24	3,74,26,640

Handwritten signature and initials: *Handwritten Signature*
T.E.S.

4	11	04/12/24	24	12	684.00	75.00	0.00	0.00	1.650.00	1.01.00	1.21.00	1.11.14	1.228.04	228.76	1.445.32	37.630.37	4.51.264.44	49.67.205.00	
5	5	04/12/24	25	12	981.00	75.00	0.00	0.00	1.650.00	1.01.00	1.21.00	1.11.14	1.228.04	228.76	1.445.32	37.630.37	4.51.264.44	22.57.002.20	
6	5	04/12/24	24	12	981.00	75.00	0.00	0.00	1.650.00	1.01.00	1.21.00	1.11.14	1.228.04	228.76	1.445.32	37.630.37	4.51.264.44	22.57.002.20	
7	5	11/12/24	24	12	991.00	75.00	0.00	0.00	1.650.00	1.01.00	1.21.00	1.11.14	1.228.04	228.76	1.445.32	37.630.37	4.51.264.44	22.57.002.20	
8	9	01/04/24	26	12	685.00	75.00	38.54	47.06	973.23	9.65.00	5.13.00	11.20	1.630.39	310.47	1.830.06	34.601.00	4.56.145.21	27.61.802.24	
Total Amount in Rs. (₹)																			51,03,374.04

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ESTIMATE (ELECTRICAL MATERIAL) (FB-2)

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office- Bengaluru, ESI Hospital- Doddahallapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)

S.No	DSR-25/ SSR-2024-25 / MR	Item Description	Unit	Qty.	Rate in Rs.	Amount in Rs.
Sub Head -I (Schedule of Material)						
1	1101	1.5 sq. mm ISI marked, FRLS PVC insulated, single core copper conductor cable	Meter	4000	18.00	72,000.00
2	1102	2.5 sq. mm ISI marked, FRLS PVC insulated, single core copper conductor cable	Meter	4800	28.00	1,34,400.00
3	1103	4.0 sq. mm ISI marked, FRLS PVC insulated, single core copper conductor cable	Meter	2000	42.00	84,000.00
4	1104	6.0 sq. mm ISI marked, FRLS PVC insulated, single core copper conductor cable	Meter	400	63.00	25,200.00
5	1218	20 mm iron staples/ saddles/ screws	Each	2000	8.00	16,000.00
6	1219	25 mm iron staples/ saddles/ screws	Each	1200	10.00	12,000.00
7	1220	32 mm iron staples/ saddles/ screws	Each	1000	16.00	16,000.00
8	1224	20 mm dia. ISI marked, PVC conduit	Meter	1000	21.00	21,000.00
9	1225	25 mm dia. ISI marked, PVC conduit	Meter	2000	29.00	58,000.00
10	1226	32 mm dia. ISI marked, PVC conduit	Meter	400	46.00	18,400.00
11	1229	20 mm PVC bends	Each	400	8.00	3,200.00
12	1230	25 mm PVC bends	Each	600	11.00	6,600.00
13	1231	32 mm PVC bends	Each	120	18.00	2,160.00
14	1239	20 mm PVC junction box, one way	Each	100	18.00	1,800.00
15	1240	20 mm PVC junction box, two way	Each	200	19.00	3,800.00
16	1241	75 mm X 75 mm X 50 mm PVC box	Each	120	22.00	2,640.00
17	1300	Modular GI box for 2 module	Each	400	33.00	13,200.00
18	1301	Modular GI box for 3 module	Each	400	41.00	16,400.00
19	1302	Modular GI box for 4 module	Each	200	48.00	9,600.00
20	1303	Modular GI box for 6 module	Each	200	74.00	14,800.00
21	1304	Modular GI box for 8 module	Each	80	90.00	7,200.00
22	1305	Modular GI box for 12 module	Each	80	114.00	9,120.00
23	1401	Ceiling rose, 3 pin, 5 amps ISI marked	Each	400	20.00	8,000.00
24	1402	S.P. 5/6 amps, one way modular switch, ISI marked	Each	1200	34.00	40,800.00
25	1403	S.P. 5/6 amps, two way modular switch, ISI marked	Each	200	68.00	13,600.00
26	1404	S.P. 15/16 amps, one way modular switch, ISI marked	Each	800	74.00	59,200.00
27	1405	3 pin 5/6 amps modular socket outlet, ISI marked	Each	1200	63.00	75,600.00
28	1406	6 pin 15/16 amps modular socket outlet, ISI marked	Each	800	105.00	84,000.00
29	1407	Modular bell push, ISI marked	Each	80	62.00	4,960.00
30	1408	Stepped type Modular Fan regulator (2 module)	Each	200	220.00	44,000.00
31	1411	Modular blanking plate	Each	400	16.00	6,400.00
32	1420	Modular base & cover plate for 1 module	Each	200	42.00	8,400.00
33	1421	Modular base & cover plate for 2 module	Each	200	42.00	8,400.00

34	1422	Modular base & cover plate for 3 module	Each	400	56.00	22,400.00
35	1423	Modular base & cover plate for 4 module	Each	200	61.00	12,200.00
36	1424	Modular base & cover plate for 6 module	Each	200	79.00	15,800.00
37	1425	Modular base & cover plate for 8 module	Each	80	101.00	8,080.00
38	1426	Modular base & cover plate for 12 module	Each	80	147.00	11,760.00
39	1444	Call bell/ buzzer, single phase	Each	200	44.00	8,800.00
40	1452	PVC Batten/ Angle Holder	Each	400	22.00	8,800.00
41	1705	25 amps modular SPMCB with "C" curve	Each	400	161.00	64,400.00
42	1706	6 amps. to 32 amps. ratings , SP MCB, "C" curve, 10 KA breaking capacity	Each	200	135.00	27,000.00
43	1707	6 amps. to 32 amps. ratings , SPN MCB, "C" curve, 10 KA breaking capacity	Each	80	394.00	31,520.00
44	1708	6 amps. to 32 amps. ratings , DP MCB, "C" curve, 10 KA breaking capacity	Each	80	432.00	34,560.00
45	1709	6 amps. to 32 amps. ratings , TP MCB, "C" curve, 10 KA breaking capacity	Each	40	702.00	28,080.00
46	1710	6 amps. to 32 amps. ratings , TPN MCB, "C" curve, 10 KA breaking capacity	Each	20	869.00	17,380.00
47	1711	Single pole, blanking plate	Each	400	9.00	3,200.00
48	5.18 (SSR)	Supplying & fixing miniature circuit breakers on existing MCB distribution boards using necessary fixing materials and 'C' Type curve, indicator ON/OFF, energy class-3 with Short circuit breaking capacity of 10 K and complete wiring as required conforming to IEC 60898.				
49	5.18.5	40 A DP	Each	40	1,060.00	42,400.00
50	5.18.6	50-63 A DP	Each	40	1,102.00	44,080.00
51	5.18.8	40 A TPN	Each	20	3,044.00	60,880.00
52	5.18.9	50-63 A TPN	Each	20	3,088.00	61,760.00
53	1718	40 amps. rating, 2 pole RCCB, 30mA	Each	10	1,726.00	17,260.00
54	1719	63 amps. rating, 2 pole RCCB, 30mA	Each	10	1,982.00	19,820.00
55	1721	40 amps. rating, 4 pole RCCB, 30mA	Each	10	2,352.00	23,520.00
56	1722	63 amps. rating, 4 pole RCCB, 30mA	Each	10	2,457.00	24,570.00
57	1730	20/32 A SPN, industrial type socket outlet, with plug top and metal chained cover in sheet steel enclosure	Each	20	680.00	13,600.00
58	1734	2+2 way, SPN, single door, MCB DB	Each	4	820.00	3,280.00
59	1735	2+4 way, SPN, single door, MCB DB	Each	4	786.00	3,144.00
60	1736	2+6 way, SPN, single door, MCB DB	Each	4	1,007.00	4,028.00
61	1737	2+10 way, SPN, single door, MCB DB	Each	4	1,189.00	4,756.00
62	1738	6 way, SPN, double door, MCB DB	Each	4	1,347.00	5,388.00
63	1739	8 way, SPN, double door, MCB DB	Each	4	1,624.00	6,496.00
64	1740	12 way, SPN, double door, MCB DB	Each	4	1,695.00	6,780.00
65	1741	14 way, SPN, double door, MCB DB	Each	4	2,053.00	8,212.00

66	1742	Sheet steel DP MCB enclosure	Each	40	300.00	12,000.00
67	1743	Sheet steel TP/FP MCB enclosure	Each	40	354.00	14,160.00
68	1754	4 way (4+12), TPN, MCB DB, double door, horizontal type	Each	4	2,712.00	10,848.00
69	1755	6 way (4+18), TPN, MCB DB, double door, horizontal type	Each	4	3,378.00	13,512.00
70	1756	8 way (4+24), TPN, MCB DB, double door, horizontal type	Each	2	4,128.00	8,256.00
71	2932	250 mm X 200 mm H.T. danger notice plate	Each	20	72.00	1,440.00
72	2933	200 mm X 150 mm M.V. danger notice plate	Each	20	54.00	1,080.00
73	2941	Charcoal	Kg	200	9.00	1,800.00
74	2942	Coke	Kg	200	13.50	2,700.00
75	2943	Salt	Kg	200	10.80	2,160.00
76	15.01 (SSR)	Supply of EHV Grade Transformer Oil - New (Transformer Oil as per IS-335:1993) (for top up)	Ltr	200	105.54	21,108.00
77	68.11 (SSR)	Supply of PVC Insulation Tapes 19 mm wide and in rolls of 10 Mtr	Each	400	15.00	6,000.00
Total Amount of Sub Head -I (Schedule of Material) in Rs. (A)					16,39,898.00	
Sub Head -II (Schedule of Credit)						
111	Assd	Schedule of credit for the dismantled / unserviceable copper cables items from S.No. 1 to 4	Meter	11000	5.00	55,000.00
112		Schedule of credit for the dismantled / unserviceable items from S.No. 17 to 39	Each	9000	2.00	18,000.00
113		Schedule of credit for the dismantled / unserviceable items from S.No. 41 to 55	Each	1200	10.00	12,000.00
114		Schedule of credit for the dismantled / unserviceable items from S.No. 56 to 70	Each	40	40.00	1,600.00
116		Schedule of credit for the removed old oil item S.No. 76	Ltr	40	5.00	200.00
Total Amount of Sub Head -II (Schedule of Credit) in Rs. (B)					86,800.00	
Sub Total i.e A - B (C)						15,53,098.00
GST @ 18% On DSR / SSR Material Items (D)						2,95,181.64
Sub Total i.e Sum of C & D (E)						18,48,279.64
Contractor Profit and and Overheads @ 15% on E (F)						2,77,241.95
Grand Total Amount i.e Sum of E & F (G)						21,25,521.59


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ESTIMATE (ELECTRICAL WORKS) (FB-3)

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. Installed at ESIC Regional Office, Bengaluru, ESI Hospital-Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)

Sub Head -I (Schedule of Works)

S.No.	DSR-25/SSR-2024-25 / MR	Description	Unit	Qty.	Rate in Rs.	Amount in Rs.
1	1.8 (SSR)	Supplying and fixing of PVC casing and capping on the wall or ceiling using necessary materials like bends, junctionbox, elbows, screws at an interval of 300 mm as required.				
2	1.8.1	20 mm	Meter	10	28.00	280.00
3	1.8.2	25 mm	Meter	10	35.00	350.00
4	1.8.3	30 / 32 mm	Meter	4	43.00	172.00
5	1.9 (SSR)	Supplying PVC flexible conduit pipe 20mm dia fixing on surface over inverted tapered wooden plugs or phill plugs or rawl plugs and clamped using heavy gauge saddles at an interval of 300mm using MF screws and on either end of the pipe terminated completely				
6	1.9.1	20 mm	Meter	10	19.00	190.00
7	1.9.2	25 mm	Meter	10	22.00	220.00
8	1.9.3	30 / 32 mm	Meter	4	29.00	116.00
9	12.3.1	Supplying and fixing / replacing of up to 4 mfd condenser for ceiling fan / MV / SV / MH and other luminaries.	Each	5	132.00	660.00
10	2.1.3 (SSR)	Supply, Installation, Testing and Commissioning of ceiling fan with Brush Less Direct Current (BLDC) Motor, class of insulation: B, 3 nos. metal (Aluminium alloy) blades, 30 cm long down rod, 2 nos. canopies, shackles kit, safety rope, copper winding, steel/Al body Power Factor not less than 0.9, Service Value (CM/M/W) minimum as below, 350 RPM (tolerance as per IS : 374-2019), THD (Total Harmonic Distortion) less than 10%, remote (preferably mobile app based) for speed control and all remaining accessories including safety pin, nut bolts, washers, temperature rise=75 degree C (max.), insulation resistance more than 2 mega ohm, suitable for 230 V, 50 Hz, single phase AC Ceiling Fan compliant to IS 374:2019 fan Supply, earthing etc. complete as required. 1200mm, service value ≥ 6.0 CM/Min/Watt, air delivery 210 CM/Min (Minimum)	Each	50	2,381.00	1,19,050.00

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11	1.1	LED Down lighter (SMD Type) (System lumen efficacy $\geq 105 < 120$ lm/Watt) Supplying, installation, Testing & Commissioning of LED Recessed/ surface Down lighter (Round/ square/ Rectangular) SMD type of following body material with PMMA and prismatic diffuser and construction as per IS : 10322 with driver as per the requirement with Driver efficiency $>85\%$, Operating voltage AC 140-270 Volt, frequency 50/60 hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection ,THD $< 10\%$, P.F. ≥ 0.95 , IP20, CRI >80 , UGR (Unified Glare Rating) < 19 , Flicker free (flicker should be below 5%), life time (LED,Driver & electrical circuitary), of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends , CCT 3000°K / 4000°K / 5700°K / 6000°K / 6500°K (As per ANSI Bin), SOCM (Standard Deviation Color Matching) < 3 , Maximum power consumption should not more than the specified rating and Fixture shall be confirming to relevant BIS standards and trade mark certificate (T.C).		0		
12		Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing Complete in all respect i/c connections with 1.5 sq mm PRLS, PVC Insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy ≥ 105 and < 120 lm/Watt output . LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminum housing such that LED junction temperature shall not rise above 90°C) Powder coated die cast /Extruded aluminum Body including trim LUMINAIRE MAKE: Phillips / OSRAM / GE Venture / Crompton / Bajaj / Havells				
13	1.1.1	5 - 7 watt	Each	25	509.00	12,725.00
14	1.1.2	8 - 10 watt	Each	2	584.00	1,168.00
15	1.1.3	12 -15 watt	Each	26	666.00	16,050.00
16	1.1.4	18 watt	Each	10	853.00	8,530.00

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17	1.7	LED Panel light 2x2 ft. (System lumen efficacy $\geq 120 < 135$ lm/Watt) Supplying, installation, Testing & Commissioning of Panel light 2x2 ft. of following body material and construction as per IS : 10322 with driver as per the requirement with Driver efficiency $> 85\%$, Operating voltage AC 140- 270 Volt, freq 50/60 Hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection ,THD $< 10\%$, P. F ≥ 0.95 , IP20, CRI > 80 , UGR (Unified Glare Rating) < 19 , Flicker free, (flicker should be below 5 %), life time (LED,Driver & electrical circuitry), of minimum 50000 Burning Hours with , 70% of initial Lumen maintained till life ends,CCT 3000°K / 4000°K / 5700°K /6000°K/6500°K (As per ANSI Bin), DCM[Standard Deviation Color Matching] < 3 , Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade mark certificate (T.C.). Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing, complete in all respect l/c connections with 1.5 sq mm PRLS.				
18		PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy $\geq 120 < 135$ lm/Watt output . LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 90°C) CRCA Sheet Body (Thickness ≥ 0.50 mm) LUMINAIRE MAKE: Philips / OSRAM / GE Venture / Crompton / Bajaj / Havells				
19	1.7.7	15 watt	Each	2	1,543.00	3,086.00
20	1.7.8	18 watt	Each	2	1,913.00	3,826.00
21	1.7.9	22 watt	Each	5	2,024.00	10,120.00
22	1.7.10	36 watt	Each	50	2,218.00	1,10,900.00
23	1.9	LED Batten light (System lumen efficacy $\geq 105 < 120$ lm/Watt) Supplying, installation, Testing & Commissioning of LED surface mounted Batten light of following body material and construction as per IS : 10322 with driver (Replaceable) as per the requirement with Driver efficiency $> 85\%$,Operating voltage AC 140- 270 Volt, freq 50/60 Hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection ,THD $< 10\%$, P. F ≥ 0.95 , IP20, CRI > 80 , Flicker free, (flicker should be below 5 %), life time (LED,Driver & electrical circuitry), of minimum 50000 Burning Hours with , 70% of initial Lumen maintained till life ends, CCT 3000°K / 4000°K / 5700°K /6000°K/6500°K (As per ANSI Bin), SDCM(Standard Deviation Color Matching) < 3 , Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade mark certificate (T.C.).				

24		Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing, complete in all respect i/c connections with 1.5 sq mm PRLS, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy $\geq 105 < 120$ lm/Watt output. LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminum housing such that LED junction temperature shall not rise above 90°C). CRCA Sheet Body (Thickness ≥ 0.50 mm) LUMINAIRE MAKE: Phillips / OSRAM / GE Venture / Crompton / Bajaj / Havells				
25	1.9.5	18-22 watt	Each	75	622.00	46,650.00
26	1.9.6	24-26 watt	Each	60	652.00	31,600.00
27	1.9.7	36 watt	Each	20	642.00	12,840.00
28	1.12	LED Street light fixture, powder coated pressure die cast aluminum body (System lumen efficacy $\geq 105 < 120$ lm/Watt) Supplying, installation, Testing & Commissioning of Street light LED fixture powder coated pressure die cast aluminum body with driver as per the requirement with Driver efficiency $> 85\%$, Input voltage: 140-270 Volt AC, freq 50/60 Hz, Operating temp range -15 deg to 50 deg centigrade, internal surge protection of 5 KV LNE as per IEC 61000-4-5, Driver efficiency $> 85\%$, THD $< 10\%$ as per IEC 61000-3-2, P.F. ≥ 0.95 , IP- 66, IK-10, CRI > 80 , under voltage and over voltage protection, EMI/EMC As per CISPR -15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement, suitable to fit in up to 65mm dia pipe, life time (LED, Driver & electrical circuitry) of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K / 6000°K/6500°K (As per ANSI in), SDCM (Standard Deviation Color Matching) < 5 , Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c connections with 1.5 sq mm PRLS.				
29		PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy $\geq 105 < 120$ lm/Watt output. LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminum housing such that LED junction temperature shall not rise above 90°C). LUMINAIRE MAKE: Phillips / OSRAM / GE Venture / Crompton / Bajaj / Havells				
30	1.12.9	36 watt	Each	10	1,221.00	12,210.00

31	1.12.11	45 watt	Each	20	1,360.00	27,200.00
32	1.12.12	50 watt	Each	10	1,775.00	17,750.00
33	1.12.13	72 watt	Each	10	1,913.00	19,130.00
34		Taking out the existing 230V, 1 Phase, 1 HP Monoblock pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Scraping the paint of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	2,700.00	2,700.00
35		Replacement of starter panel of 230V, 1 Phase, 1 HP Monoblock motor / pump including of transportation	Job	1	3,800.00	3,800.00
36		Taking out the existing 440 V, 3 Phase, 1 HP Monoblock pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Scraping the paint of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	2,900.00	2,900.00
37		Replacement of starter panel of 440 V, 3 Phase, 1 HP Monoblock motor / pump including of transportation	Job	1	3,500.00	3,500.00
38		Taking out the existing 440 V, 3 Phase, 2 HP Monoblock pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Scraping the paint of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	3,500.00	3,500.00
39		Replacement of starter panel of 440 V, 3 Phase, 2 HP Monoblock motor / pump including of transportation	Job	1	4,200.00	4,200.00
40		Taking out the existing 440 V, 3 Phase, 5 HP Monoblock pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Scraping the paint of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	5,100.00	5,100.00
41		Replacement of starter panel of 440 V, 3 Phase, 5 HP Monoblock motor / pump including of transportation	Job	1	5,300.00	5,300.00

42		Taking out the existing 440 V, 3 Phase, 3 HP Pressure pump with motor from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Scraping the point of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	4,100.00	4,100.00
43		Replacement of starter panel of 440 V, 3 Phase, 3 HP Pressure pump / motor (Vertical type) including of transportation	Each	1	4,800.00	4,800.00
44	MR	Taking out the existing 440 V, 3 Phase, 3 HP Openwell submersible pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, shaft etc. Scraping the point of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer replacement of 3 core flat / round type multi stranded copper cable from motor to starter panel of suitable size / dia. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	4,250.00	4,250.00
45		Replacement of starter panel of 440 V, 3 Phase, 3 HP Openwell submersible pump / motor including of transportation	Job	1	4,800.00	4,800.00
46		Taking out the existing 440 V, 3 Phase, 3 HP Borewell submersible pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, shaft etc. Scraping the point of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer replacement of 3 core flat / round type multi stranded copper cable from motor to starter panel of suitable size / dia. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	10,500.00	10,500.00
47		Replacement of starter panel of 440 V, 3 Phase, 3 HP Borewell submersible pump / motor including of transportation	Job	1	5,600.00	5,600.00
48		Taking out the existing 440 V, 3 Phase, 7.5 HP Borewell submersible pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, shaft etc. Scraping the point of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer replacement of 3 core flat / round type multi stranded copper cable from motor to starter panel of suitable size / dia. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	12,300.00	12,300.00
49		Replacement of starter panel of 440 V, 3 Phase, 7.5 HP Borewell submersible pump / motor including of transportation	Job	1	5,800.00	5,800.00

50	Taking out the existing 440 V, 3 Phase, 3 HP Sewage submersible pump set from the position, transporting to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, shaft etc. Scraping the paint of pump and motor and painting with two coats of enamel paint of existing paint over a two coats of red oxide primer replacement of 3 core flat / round type multi stranded copper cable from motor to starter panel of suitable size / dia. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	1	4,900.00	4,900.00
51	Replacement of starter panel of 440 V, 3 Phase, 3 HP Sewage submersible pump / motor including of transportation	Job	1	4,400.00	4,400.00
52	Repairing of 1 Phase, 0.25 HP exhaust fan of any type / sweep including replacement of burn winding, capacitors, bearings etc., including replacement with new fans.	Job	15	350.00	5,250.00
53	Taking out the existing 48", 1200 mm sweep ceiling fan from the position, transporting to work shop, dismantling the same, carrying out, rewinding, bearings. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed.	Job	50	580.00	29,000.00
54	Taking out the existing 400 mm wall mounted fan from the position, transporting to work shop, dismantling the same, carrying out, rewinding, bearings. Reassembling the same, transporting back to site, installing, testing on commissioning all as directed	Job	5	480.00	2,400.00
Total Amount of Sub Head -I (Schedule of Works) In Rs. (A)					205390.00
Sub Head -II (Schedule of Credit)					
55	Schedule of credit for the dismantled / unserviceable item at S.No. 10	Each	5	100.00	500.00
56	Schedule of credit for the dismantled / unserviceable items from S.No. 11 to 33	Each	300	25.00	7,500.00
57	Schedule of credit for the dismantled / replaced / retrieved old unserviceable items from S.No. 35, 37, 39, 41, 43, 45, 47, 49 & 51	Each Lot	10	150.00	1,500.00
Total Amount of Sub Head -II (Schedule of Credit) in Rs. (B) (Less)					9,500.00
Sub Total Le A - B (C)					1,95,890.00
Contractor Profit and Overheads @ 15% on MR Work Items (D)					19,365.00
Sub Total Le Sum of C & D (E)					2,15,255.00
GST @ 18% On SSR & Contractor Profit and Overheads on MR Work Items (F)					32,288.25
Grand Total Amount Le Sum of E & F (G)					2,47,543.25


 JE(E)

Estimation for Comprehensive AMC Service

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. Installed at ESIC Regional Office, Bengaluru, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)

Total Comprehensive Maintenance of Substation, HT & LT Switchgear and Other related Equipment Installed at ESIC Regional Office, Bengaluru

Comprehensive AMC Period:12 Months

S.No.	Location / Area	Equipment Description	Make	Unit	Qty. (A)	Rate in Rs. per year (B)	Amount in Rs. per one year (C = A*B)
1	ESIC Regional Office, Bengaluru	11KV/433V 750 KVA Packaged type Substation including of 1 No. 11 KV 1250 A HT ACB & 1 No. 415V 630A MCCB, 250 KVAR Capacitor bank (4 No's 50 KVAR Capacitors and 2 No's 25 KVAR Capacitors and its Cotactors) of protection relays, HT / LT side bushings, control wiring etc. complete set. (Mfg Year: June-2011)	M/s. Schneider Electric	Set	1	1,05,410.00	1,05,410.00
2		Main LT Panel (440V) consists of 01 No. 1250A ACB (Incoming), 02 No's 800A ACB's (Incoming), MCCB's (Outgoing), DG AMP PLC unit including of HMI Display unit, Ammeters, Voltmeters, Frequency meters, Multifunction meters, Over/Under Load relays, Over / Under Voltage Relays, Master trip relays, Tripping circuit supervising relay, Indication lamps, push buttons, control wiring, fuses, heater, thermostat etc. complete set.	M/s. VV Systems and Power Panels Pvt. Ltd.	Set	1	1,70,500.00	1,70,500.00
3		Earth pits testing once in a year	Not Applicable (Ascd)	Each	10	1,600.00	16,000.00
Sub Total Amount in Rs. (A)							3,71,910.00
GST on A in Rs. (B)							66,943.80
Total Amount in Rs. i.e Sum of A & B (C)							4,38,853.80


 JE/G

Estimation for Comprehensive AMC Service

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. installed at ESIC Regional Office, Bengaluru, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)

Comprehensive Annual Maintenance Contract of HVAC Equipment (Excluding of Chillers)

Comprehensive AMC Period:12 Months

S.No.	Name of the Location	Equipment Description	Plant Capacity in TR / CFM	Make	Unit	Qty. (A)	Rate in Rs. (B)	Amount in Rs. (C = A*B)
1	ESIC Regional Office, Bengaluru	Comprehensive maintenance of Split A.C's (Includig of Indoor and Outdoor units)	1 TR	-	Each	1	2,500.00	2,500.00
2			1.5 TR	-	Each	13	3,000.00	39,000.00
3			2 TR	-	Each	8	4,000.00	32,000.00
4		Comprehensive maintenance of Cassette A.C's (Includig of Indoor and Outdoor units)	2 TR	-	Each	8	6,000.00	48,000.00
5		Hi-static ductable Air conditioner unit (Palmagod, Includig of Indoor and Outdoor units)	3 TR	M/s Blue Star	Set	2	8,000.00	16,000.00
6			5.5 TR		Set	9	18,150.00	1,63,350.00
7			8.5 TR		Set	14	28,050.00	3,92,700.00
8			11 TR		Set	2	36,300.00	72,600.00
9	ESIS Hospital Doddaballaipur	Comprehensive maintenance of Split A.C's (Includig of Indoor and Outdoor units)	1 TR	-	Each	0	2,500.00	0.00
10			1.5 TR	-	Each	4	3,000.00	12,000.00
11			2 TR	-	Each	0	4,000.00	0.00
12		Comprehensive maintenance of Cassette A.C's (Includig of Indoor and Outdoor units)	2 TR	-	Each	0	6,000.00	0.00
13		Complete comprehensive maintenance of A.H.U's including of its motors, actuators, valves, v-belts, strainers, thermostats, gauges and filters etc. (Excluding of replacement of Coils)	3 TR	-	Each	1	4,200.00	4,200.00
14			4 TR	-	Each	3	5,600.00	16,800.00
15			6 TR	-	Each	1	8,400.00	8,400.00
16			6.5 TR	-	Each	1	9,100.00	9,100.00
17			8 TR	-	Each	2	11,200.00	22,400.00
18			8.5 TR	-	Each	3	11,900.00	35,700.00
19			10 TR	-	Each	1	14,000.00	14,000.00
20			15 TR	-	Each	2	4,900.00	9,800.00
21		Complete comprehensive maintenance of C.S.U's including of its motors, actuators, valves, v-belts, strainers, thermostats, gauges and filters etc. (Excluding of replacement of Coils)	4 TR	-	Each	1	5,600.00	5,600.00
22			4.5 TR	-	Each	1	6,300.00	6,300.00
23			5 TR	-	Each	1	7,000.00	7,000.00
24			8 TR	-	Each	1	11,200.00	11,200.00
25			8.5 TR	-	Each	1	11,900.00	11,900.00
26		Complete comprehensive maintenance of F.C.U's including of its motors, actuators, valves, v-belts, strainers, thermostats,	1 TR	-	Each	47	1,400.00	65,800.00
27			1.5 TR	-	Each	19	2,100.00	39,900.00
28	2 TR		-	Each	13	2,500.00	32,500.00	

29	gauges and meters etc. (Excluding of replacement of Cotia)	2.5 TR	-	Each	3	2,700.00	8,100.00
30		3 TR	-	Each	2	3,200.00	6,400.00
Sub Total Amount in Rs. (A)							10,93,250.00
GST on A in Rs. (B)							1,96,785.00
Total Amount in Rs. Le Sum of A & B (C)							12,90,035.00

h.w.
J.E(E)

Estimation for Comprehensive AMC Service

NAME OF WORK: Annual Repair and Maintenance (ARMO) of Electrical Works including Operation and Maintenance (AMC/CAMC) of Electromechanical Equipments like Sub- Station equipment, HVAC system, Fire Detection & Protection system equipment etc. Installed at ESIC Regional Office, Bengaluru, ESI Hospital- Doddaballapur, ESIC Staff Quarters located at Nandini Layout, Bengaluru and Other attached ESIC / ESI Buildings in Karnataka for the Period from 2026-27 (Package-I)

Comprehensive Annual Maintenance Contract of Fire Alarm and Fire fighting System Equipment

Comprehensive AMC Period:12 Months

S.No.	Name of the Location	Description of Item	Unit	Qty. (A)	Rate in Rs. (B)	Amount in Rs. (C = A*B)
1		55KW Hydrant Main Pump, Make: Kirloskar (S.No.: FTEF27-277)	Each	1	78,900.00	78,900.00
2		9.3KW Jockey Pump, Make: Kirloskar. (S.No.: FRT244/XV-15)	Each	1	28,000.00	28,000.00
3		53KW/72HP Diesel Pump, Make: Kirloskar, (S.No.: KA0725R)	Each	1	80,000.00	80,000.00
4		55KW Sprinkler Pump, Make: Kirloskar, (S.No.:FTEF27-250)	Each	1	78,900.00	78,900.00
5		250A 1/c MCCB of LT panel of fire fighting system	Job	1	16,000.00	16,000.00
6		Photothermal detector	Each	340	350.00	1,19,000.00
7		Response Indicator	Each	157	15.00	2,355.00
8		Addressable manual call point	Each	16	800.00	12,800.00
9		Fire alarm sounder / Hooter	Each	16	980.00	15,680.00
10		Addressable panel (Make: EST)	Each	1	78,900.00	78,900.00
11		Ceiling speaker	Each	97	550.00	53,350.00
12		Audio amplifier	Each	1	6,450.00	6,450.00
13		Battery 12V, 180AH	Set	1	350.00	350.00
14		Pressure Gauge	Each	2	250.00	500.00
15		Sluice valves 250 mm dia	Each	1	8,900.00	8,900.00
16		Non return valve 150 mm dia	Each	3	3,400.00	10,200.00
17		Non return valve 100 mm dia	Each	4	2,670.00	10,680.00
18		Non return valve 80 mm dia	Each	2	1,200.00	2,400.00

19	ESIC Regional Office, Bengaluru	Butterfly valve 150 mm dia	Each	5	3,900.00	19,500.00
20		Butterfly valve 100 mm dia	Each	5	1,500.00	7,500.00
21		External hydrant box, hydrant valve gun metal, Male and Female couplings and Brass nozzle	Set	4	1,500.00	6,000.00
22		Internal hydrant box, hydrant valve gun metal, Male and Female couplings and Brass nozzle	Set	8	1,500.00	12,000.00
23		First aid hose reel	Each	9	2,500.00	22,500.00
24		15 Meters long 63 mm dia hose pipe	Each	12	1,300.00	15,600.00
25		Branch pipe 63 mm dia	Each	12	300.00	3,600.00
26		Pendant sprinkler	Each	464	80.00	37,120.00
27		Fuel tank 50 Liters	Each	1	900.00	900.00
28		Battery 2 x 12V, 7AH	Set	4	300.00	1,200.00
29		Pressure switch	Each	4	450.00	1,800.00
30		4 Way fire brigade connection	Each	1	890.00	890.00
31		2 Way fire brigade connection	Each	1	690.00	690.00
32		Carrying of B-Check for 53 KW Diesel Pump, , Make: Kirloskar (Replacement of .B-Check material like Engine oil / Lube oil, Coolant oil, Oil filters & cartridges, Fuel filters & cartridges, Fuel pre-filter assembly, Fuel filter assembly, Air filter, Air filter assembly, Air cleaner primary element & safety element and Spinon preline filter & cartridge subject etc., which is including of supply)	Job	2	26,000.00	52,000.00
Sub Total Amount in Rs. (A)						7,84,665.00
GST on A in Rs. (B)						1,41,239.70
Total Amount in Rs. i.e Sum of A & B (C)						9,25,904.70


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