



INDIAN INSTITUTE OF MANAGEMENT RAIPUR
भारतीय प्रबंधन संस्थान रायपुर

(Tender Reference NO: IIMR/EM&ES/07/2024-25 dated 03/02/2025)
निविदा संदर्भ सं.: दिनांक 03/02/2025.

Name of the work/ कार्य का नाम: Repairs & Maintenance, Crack filling including external & internal painting of all 06 Nos Faculty Quarters (G+4) ,01 Nos staff quarter (G+4) and Camp office including MS Structures of existing phase-1 of IIM Raipur.

Client
CAO /मुख्य प्रशासनिक अधिकारी
INDIAN INSTITUTE OF MANAGEMENT
RAIPUR
Atal Nagar, P. O. –Kurru (Abhanpur), Raipur
(C.G.)
Pin Code 493661
Telephone: +91-771-2474600
भारतीय प्रबंधन संस्थान रायपुर
अटल नगर, पी.ओ.-कुरू (अभनपुर), रायपुर (सी.जी.)
पिन कोड -493 661
टेलीफोन: 91-771-2474600

Last date & time of online Submission of Bid: 24/02/2025 up to 03.30 PM
जमा करने की अंतिम तिथि: 24/02/2025 अपराह्न 03.30 बजे तक

INDIAN INSTITUTE OF MANAGEMENT RAIPUR
Tender No. IIMR/EM&ES/07/2024-25 dated 03/02/2025)

NOTICE INVITING TENDERS

IIM Raipur invites e-tender (online tender through CPP Portal) from reputed and experienced agencies under two bid system Technical Bid (Part-I) & Financial Bid (Part-II) professional agencies for the work mentioned below:

Name of the work: Repairs & Maintenance, Crack filling including external & internal painting of all 06 Nos Faculty Quarters (G+4) ,01 Nos staff quarter (G+4) and Camp office including MS Structures of existing phase-1 of IIM Raipur.

Location of site: **IIM Raipur, Atal Nagar, P. O. –Kurru (Abhanpur), Raipur (C.G.)**
Pin Code 493661

The schedule and other details of Tender are as under;

Tender Name	Repairs & maintenance, crack filling including external & internal painting of all 06 Nos Faculty Quarters (G+4) ,01 Nos staff quarter (G+4) and Camp office including MS Structures of existing phase-1 of IIM Raipur.
Tender No.	IIMR/EM&ES/07/2024-25 dated 03/02/2025
Bid Publishing Date	03/02/2025
Bid Submission Start Date	03/02/2025 from 03:30 pm
Pre-bid meeting & and site visit	10/02/2025 on 11.30 A.M Estate department at IIM Raipur (Atal Nagar, Kurru, Raipur.493661)
Bid Submission End Date	24/02/2025 @ 03.30 P.M
Online (Pre-qualification) Technical Bid Opening Date	25/02/2025 after 3.30 PM
Online Financial Bid Opening Date	Opening online through CPP portal.
Validity of the bid	75 days from the opening of financial Bid
Tender Fee	Rs-1770/- (Inclusive of 18% GST) through DD
Estimated Cost in Rs.	Rs-1,70,000,00/-
EMD (Earnest Money Deposit)	Rs-3,40,000/- through DD or BG/FD
Contract Period	06 Months From the date of Signing of Contract Agreement/ Site handing over whichever is earlier.
Contact Person for tender Related queries	1.Shri Jagdish Rajurkar-0771-2474-781 2.Shri Mohd. Tariq- 0771-2474-782

Part I: Pre-Qualification Bid Criteria

The following documents are to be uploaded by the tenderer along with Pre-Qualification Bid as per the tender document.

Eligibility conditions:

Sr.No.	Description	Remarks (Documents to be submitted)
1	<p>Work Experience: Experience of having successfully completed similar types of work during the last 7 years ending the previous day of the last date of the submission of tenders as under:</p> <p>One similar work of value not less than Rs- 1,60,00,000/-</p> <p style="text-align: center;">Or</p> <p><i>Two similar works each of value not less than Rs- 1,00,000,00/-</i></p> <p style="text-align: center;">Or</p> <p><i>Three similar works each value not less than Rs- 80,00,000/-</i></p>	Attach a Copy of the work order/work completion certificate along with Annexure-D.
2	The average annual turnover of the firm in the last Three consecutive financial years as of 31.03.2024 (For FY 2021-22,2022-23 and 2023-24) shall be a minimum of Rs 1.5 Cr.	Please attach the Chartered Accountant's certificate with a valid UDIN / Audited balance sheet along with Annexure-C.
3	The bidder must be a profit-making organization in any two years out of the last three consecutive financial years as on 31.03.2024 (For Financial Year 2021-22, 2022-23, 2023-24).	Attached- CA's certificate for Profit (Profit Before Tax) (IIMR may ask for audited P&L account statements also if required).
4	Required Mandatory documents to clear PQ criteria. 1. PAN No. 2. GST registration. 3. Registration of CPWD/PWD/Any other. 4. Annexure -A (Filled by The Bidders) 5. Annexure -B (Filled by The Bidders) 6. Annexure-E 7. Tender Documents Duly Signed by the bidder on each page.	Please attach copies of the following along with Tender Document duly signed on each page.

Tender will be submitted online mode through CPP portal.

The original Demand Draft towards EMD and the tender fees are to be submitted in a sealed envelope to be super scribed **this tender name & the name with address of your firm** and must reach at the below address before the last date & time for the submission of Bid document.

**The CAO – Indian Institute of Management Raipur
IIM Raipur Campus
Atal Nagar, PO Kurru (Abhanpur),Pin code – 493661.**

Note: No other documents except tender fees and EMD will be required to send.

1. Bid Submission:

This tender document containing eligibility criteria, scope of work, terms and conditions, specification and other documents, can be seen/downloaded at/from the Central Public Procurement (CPP) Portal <https://eprocure.gov.in> or Indian Institute of Management Raipur website: www.iimraipur.ac.in

This tender is required to be uploaded on the website <https://eprocure.gov.in> and nowhere else as it will be opened online at this site only.

The tenderer shall sign and stamp each page of this tender document as taken of having read, understood and comply with tender, the terms and conditions contained herein.

Manual bid/tender will not be accepted under any circumstances. Incomplete bid/documents shall be rejected without giving any reason.

The tender shall be submitted as follows:

- Pre-qualification documents
- Price bid as per Price Bid format

1.1 INSTRUCTIONS FOR ONLINE BID SUBMISSION

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 enrol 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 Enrolment” 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/code/e mudra 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.

1.2 SEARCHING FOR TENDER DOCUMENTS:

1) There is 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.

1.3 SUBMISSION OF BIDS:

1) Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.

2) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.

3) Bidder has to select the payment option as "online to pay the tender fee/EMD as applicable and enter details of the instrument.

4) Bidder should prepare the Tender Fees/EMD as per the instructions specified in the tender document. The original should be posted/couriered/given in person to the concerned official, latest by the last date of bid submission or as specified in the tender documents. The details of the DD/any other accepted instrument, physically sent, should tally with the details available in the scanned copy and the data entered during bid submission time. Otherwise, the uploaded bid will be rejected.

5) Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. If the price bid has been given as a standard BoQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BoQ file, open it and complete the white coloured (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BoQ file is found to be modified by the bidder, the bid will be rejected.

6) The server time (which is displayed on the bidders' dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.

7) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is

maintained using the secured Socket Layer 128bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid opener's public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.

8) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.

9) Upon the successful and timely submission of bids (i.e. after Clicking "Freeze Bid Submission" in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.

10) The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.

1.4 GENERAL INSTRUCTIONS TO THE BIDDERS

1) The tenders will be received online through portal <http://eprocure.gov.in/eprocure/app> In the Technical Bids, the bidders are required to upload all the documents in pdf format.

2) Possession of a Valid Class II/III Digital Signature Certificate (DSC) in the form of smart card/e-token in the company's name is a prerequisite for registration and participating in the bid submission activities. Digital Signature Certificates can be obtained from the authorized certifying agencies, details of which are available in the web site <https://eprocure.gov.in/eprocure/app> under the link "Information about DSC".

3) Tenderer are advised to follow the instructions provided in the "Instructions to the Tenderer" for the e-submission of the bids online through the Central Public Procurement Portal for eProcurement at <https://eprocure.gov.in/eprocure/app>.

Online Bid Form

The bidder shall complete the online bid form, and the appropriate price schedule furnished in the online bidding documents, indicating, inter alia for the goods to be supplied, a brief description of the goods, their country of origin, quantity and prices.

Online Bid prices

The Bidder shall indicate on the Price Schedule the unit price and total bid prices of the goods it proposes to supply under the Contract. To this end, the Bidders are allowed the option to submit the online bids for any one or more schedule specified in the "Schedule of Requirement" and offer discounts for combined schedules. However, Bidders shall quote for the complete requirement of goods and services specified under each schedule on a single responsibility basis, failing which such bids (for the schedule in question) will not be taken into account for evaluation and will not be considered for award. Prices indicated in the online price schedule shall

FINANCIAL BID - Schedule of price bid in the form of BOQ format:

1. The Financial Proposal/Commercial bid format is provided as BoQ along with this tender document at <http://eprocure.gov.in/eprocure/app>
2. Bidders are advised to download this BoQ.xls as it is and quote their offer/rates in the permitted column and upload the same in the commercial bid. Also upload a signed copy of this BoQ.xls i.e. price bid in pdf format.
3. Bidder shall not tamper/modify downloaded price bid template in any manner. In case if the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD shall be forfeited.
4. If GST amount is not quoted in the BOQ (Financial Bid), the total cost will be treated as inclusive of GST.
5. The tender shall remain valid for acceptance for validity period mentioned in the Notice Inviting Tender, from the date of tender opening.

Help desk for CPP portal queries (24x7):

0120-4001 002

0120-4001 005

0120- 4493395

For Email support for CPP portal:

support-eproc@nic.in

TERMS AND CONDITIONS OF THE CONTRACT

Clause No	Title	Description
100	Registration	<p>i)The tenderer / contractor must be registered with PWD/ CPWD/Railways/Govt PSU etc. And other Government department as a Govt. Contractor in appropriate class for Civil Works and should attach a copy of registration certificate with the quotation/ tender. If the valid registration is not found in order, the quotation/tender submitted by the contractor will not be considered.</p> <p>ii) Agency/ tenderer / contractor registered with NSIC & MSME is exempted from payment of Earnest Money Deposit but required to attach the attested copy of registration indicating the company name, address, registration number, validity & product for which registered in the technical bid. Any deviation in the certificate on product or validity or name of the company tendering, will attract rejection resulting non-opening of respective price bid.</p>
101	Work Experience	<p>The Contractor/Agency should have executed in last seven years ending last date of tender, at least one work of similar type of 80% or more magnitude or two works of similar type of minimum 50% magnitude or three works of similar type of minimum 40% magnitude individually for executing the tendered work in IITs / IISc / NITs / Research Organizations like DRDO / Government Departments/ Undertakings/ public sectors with contact details. The agency must provide copies of completed works with cost of the same work executed in IITs / IISc / NITs / Research Organizations like DRDO / Institutes or Government Departments/ Undertakings/ public sectors. The Contractor/Agency's performance for each work completed in last seven years and in hand should be certified by an Officer not below the rank of Executive Engineer, General Manager or equivalent.</p>
102	Completion Time Period	<p>Time is the essence of the contract. Being a time bound project because Faculty/Staff quarters occupied, the tenderer / contractor should complete the work in time. Even though the overall completion period is indicated as 06 Months from date of signing of the contract agreement or site handing over date.</p>
103	Earnest Money Deposit (EMD)	<p>i)The tenderer shall deposit Earnest Money of 3,40,000/-through Demand Draft drawn in favour of "Indian Institute of Management Raipur" payable at</p>

		<p>Raipur through a scheduled bank only.</p> <p>ii) EMD of the successful contractor shall be refunded immediately on receipt of performance guarantee and for unsuccessful bidder after award of the tender.</p> <p>iii) In the event of bidder backing out before actual award or execution of agreement, IIMR will have right to forfeit the EMD. In case the successful tenderer declines the offer of contract, for whatsoever reason(s) his EMD will be forfeited</p>
104	Performance Guarantee	<p>i) The successful tenderer / contractor will furnish performance Guarantee @ 5% of the tendered and accepted value of the work in the shape of demand draft, or NEFT any schedule bank in the favour of IIM Raipur valid up to 60 days after the completion of the work. The time allowed for submission of performance guarantee amount by the contractor shall be a period up to 15 days of issue of letter of acceptance / work order depending upon the magnitude and/or urgency of the work. This period can be further extended at the request of the contractor by IIM Raipur approving authority for a maximum period ranging from 1 to 15 days with late fee @ of Rs.0.1% per day, of performance guarantee amount.</p> <p>ii) The date of start of work shall be reckoned from the 15th day after the date on which letter of acceptance/ work order/ purchase order is given to the contractor & the performance guarantee shall be refunded to the contractor soon after the completion of the work. The performance guarantee will not carry any interest.</p>
105	Security Deposit (SD)	<p>The security deposit shall be collected by deductions from the running bill of the contractors at the rate of 5% of the gross amount of the bill from each running bill as well as final bill of the contractor & the security deposit shall be refunded to the contractor 60 days after successful completion of maintenance/defect liability period. The security deposit will not carry any interest</p>
106	Defect Liability Period	<p>Generally, the maintenance period/ defect liability period for the works/services will be Twelve (12) Months from the date of completion. (SIX (6) Months in the case of work costing of –Rs.10 Lacs and below except roadwork).</p>
107	Liquidated Damages	<p>Contractor has to complete the entire work as per given specifications and stipulated time periods (6 Months) if failed then liquidated damage shall be applicable @ 0.5% per week maximum up to 10% of</p>

		contract value.
108	Conditional Bids	Conditional bids or Bids based on the process / basic schemes other than those mentioned and/or not conforming to the technical specifications/requirements of the Bidding documents will not be considered.
109	Contract Agreement	Contract agreement to be executed on Rs-100 stamp paper after the issuance of the work order/Letter of Intent (LOI) from IIM Raipur.
110	Insurance	The bidders have to take responsibility for their manpower, material, and workmen. For any incidental loss, IIM Raipur will not be held responsible. The successful bidder must indemnify IIM Raipur for any consequential loss arising from the negligent act.
111	Work and risk cost	IIM Raipur reserves the right to get the whole or part of the work executed by some other agency at the risk and cost of the contractor, if it is found that the quality and/or the progress in respect of the whole or part of the work is not satisfactory
112	Compliance with owners' rules and regulations	The contractor shall comply with all norms stipulated by the Owner, such as Gate Passes, Checking, Maintenance of Cleanliness, Discipline & Decency at and around the work site, Safety Precautions, and Safety Regulations.
113	Arbitration	If any dispute, difference, controversies or claims of any kind whatsoever shall arise between IIM Raipur and the successful bidder, they shall seek to resolve any such dispute or difference by amicable mutual consultation and deliberation in good faith within 21 days from the date of intimation of such dispute, difference, controversies or claims by referring it to the Director of IIM Raipur by the successful bidder. If IIM Raipur and the successful bidder fail to resolve such dispute or difference, controversy, or claim by mutual consultation, then either Party may give the other, a formal notice in writing that the dispute, difference, controversy, or claim exists, specifying its nature, the point(s) in issue and its intention to refer such disputes, differences, controversies, or claims to arbitration under the Arbitration and Conciliation Act, 1996. The sole arbitrator shall be appointed by Director IIM Raipur, having the requisite technical expertise to adjudicate such nature of disputes. The decision of the sole arbitrator shall be binding on both parties. Arbitration shall be held in Raipur, (Chhattisgarh) India, and the arbitration proceedings shall be conducted in English. The arbitrator will be requested to give their award in 60 days' time. The

		award shall be a reasoned award, which shall be final and binding on the Parties. The award shall be entered in the courts at Raipur, and such courts may order enforcement of the award against the Parties and their respective successors and permitted assignees. The costs and expenses of the arbitration shall be borne equally by both parties. The courts in Raipur shall have exclusive jurisdiction.
114	Safety and Security	The contractor shall abide by the safety code provisions as per the safety code framed from time to time by the government.
115	Prices, Taxes & Duties	The Bidder should quote firm prices/ rates inclusive of all material wastages, Transportation & Taxes like Duties, Levies, Personal Tax, Corporate Tax, worker welfare cess, etc. All other expenditures required to be incurred by him/her for providing required electrification work, etc., during the contract period as indicated under his contract, and afterward, no variation on any account unless otherwise specifically mentioned will be allowed. (The contractor will indemnify IIM Raipur against violation of all statutory liabilities, present and future, arising out of this contract.)
116	Bid Validity	The bid submitted by the bidder shall remain valid for a period of 75 days from the date of opening of the technical bid. Bidder shall not be entitled during this period to revoke or vary the content of Bid or any term thereof. In such case of making any variation after submission of the bid on their own, the offer shall be treated as "REJECTED."
117	Award of similar types of work at the same rates	Upon mutual consent, the client may award another similar type of work and up to 100% of the quantities within a period of 12 months from the date of successful completion of existing work order at the same rates and terms & conditions of work order.
118	Access to site	The Contractor shall allow unhindered access to IIM Raipur and/or any other party or person, engaged by the IIM Raipur to work at the same site and/or to check/ regulate / watch /guard/ measure/inspect, solely or jointly with the Contractor.
119	Rejection of bid(s)/Tender	<p>IIM Raipur reserves the right to, at any time and at its absolute discretion, the following</p> <hr/> <p>i) Accept or reject any or all bids</p> <hr/> <p>ii) To permit any related documents by the bidder for the clarification of IIM Raipur.</p> <hr/> <p>iii) To negotiate the price with L-1</p> <hr/> <p>iv) To suspend, discontinue, modify, and/or terminate the Tendering process at any time without assigning any reason whatsoever.</p>

		v) Any deviation to this tender terms & condition and schedules of this tender will cause total rejection of the offer submitted.
120	Quantom of work	This contract is basically an item rate contract. The quantities/Area given in the “BILL OF QUANTITIES” (Part-2, Price Bid) are approximate only and may vary in the actual course of execution. The Contractor is, therefore, advised to quote very carefully (Quantity Measurement for bill will be based on actual site measurement) No claim for compensation from the Contractor shall be entertained due to any variation in quantities (irrespective of the quantum of variation) OR deletion of any item. The rates fixed for a particular year shall remain the same throughout the year.
121	Assignment and sub-contracting	The Contractor shall not assign, sub-contract, or sub-let the whole or any part of the contract in any manner. In case of unavoidable circumstances, the contractor shall be able to do it with the approval of the owner of premises. However, the job shall be sublet only to the party approved by the owner.
122	Misconduct	The Contractor shall keep the Owner indemnified from and against all personal and third-party claims whatsoever arising out of any commission or omission by Contractor or his employees, or representatives as the case may be
123	Inspection and testing by IIM Raipur	The Owner shall be entitled to inspect and / or test by itself or through any of its representative or an independent agency.
124	Interpretation	The Special conditions of Contract if any will be read in conjecture with all other documents forming part of this contract. Notwithstanding the subdivisions of the documents into these separate sections, every part of each shall be deemed to be supplementary to and complimentary of every part and shall be read with and into the contract.
125	Submission of Bills by Contractor	Payment will be made based on the certification of the engineer in charge of IIM Raipur on monthly running abstract basis of the work (Based on actual progress at Site).
126	Payment of Bills	Payments will be made within 30 days of submission of RA bills with valid tax invoice/E invoice provided are complete and duly authenticated by the specified Officer(s) of IIM Raipur after completion of the work in all respects and a successful report received from the concerned Officer.
127	Advance against material on site	Not Applicable
128	Escalation / De-escalation of rates	Prices/Rates quoted shall be firm during the entire duration of the contract.

129	Basic Rates	The basic rates mentioned (if any) in the tender are FOR IIM Raipur Campus. The difference will be paid OR deducted for the payment to the contractor upon submission of documentary proof if otherwise.
130	Non-tender items/ Extra Items	In case of items that the contractor has to execute that are not covered in the tender, the rates shall be paid based on rate analysis duly certified by an engineer in charge, and the profit margin would be 15% inclusive of all taxes EXCEPT GST as applicable.
131	Bid format	The bid shall be submitted in online mode only in order as follows.
132	Force Majeure	If the whole or any part of the performance by the Parties of any part of their respective obligations hereunder is prevented or delayed by causes, circumstances, or events beyond the control of the Parties, including delays due to floods, fires, accidents, earthquakes, riots, explosions, wars, hostilities, acts of government, custom barriers, or other causes of like character beyond the control of the Parties, then to the extent the Parties shall be prevented or delayed from performing all or any part of its obligations hereunder by reason thereof despite due diligence and reasonable efforts to do so notwithstanding such causes, circumstances or events, the Parties shall be excused from performance hereunder for so long as such causes, circumstances or events shall continue to prevent or delay such performance.
133	Taxes, Labour laws, and Other Regulations	<p>The Contractor will be exclusively responsible to meet and comply with all legal requirements related to the work.</p> <p>The Contractor shall accept and bear full and exclusive liability for the payment of any and all existing taxes of the Central or State Government or of any other authority with respect to the contract or any item sold or supplied pursuant thereto or anything done or service rendered pursuant thereto.</p> <p>Any legal matter or issues and all court matters that arise for this contract are subjected to Raipur court jurisdictions only.</p>
134	Precedence Clause:	In the case of any ambiguity in interpretation, the Price bid will supersede the Technical Qualification bid and decision by Manager (A&F), IIM Raipur, on the interpretation of the entire contract terms and conditions, will be final and binding to all.
135	Mathematical error	The total quoted amount will be declared during the opening of price bids. However, during calculation verification, if there is any error found in the total amount, the agency will be called for clarification.

		The rates quoted by the agency will be considered firm, and hence, the amount will be worked out by multiplying the rate with quantity. The rate will not be allowed to be changed in any case. However, a decision by the Manager (A&F), IIM Raipur, on the interpretation of the entire contract terms and conditions will be final and binding to all.
136	Registers & Records	The Contractor shall maintain all registers and records in the proper manner and as required by the regulations of the various authorities concerned and indemnify the Employer from the consequences due to any inaccurate or faulty documentation on the part of the Contractor.
137	Termination of Contract on death of Contractor	Without prejudice to any of the rights or remedies under this contract, if the Contractor dies, or if the firm is dissolved or the company is liquidated, IIM Raipur shall have the option of terminating the contract without compensation to the Contractor
138	Special Power to Termination	If at any time after the award of contract, IIM Raipur shall for any reason whatsoever not require whole or any part of the work to be carried out the Engineer in charge shall give notice in writing of the fact to the Contractor who shall have no claim to any payment of compensation or otherwise how so ever on account of any profit or advantage which he might have derived from the execution of the work in full but which he did not derive in consequence of the fore- closing of the work.
139	Corrigendum / Amendment	It is tenderer's responsibility to watch for any corrigendum or amendment till the opening of a particular tender that will be posted only at IIM Raipur web site
140	Integrity Pact	The Applicant finally selected as contractor/vendor shall be required to sign an Integrity Pact as part of the contract agreement as per the CPWD standard format.

SPECIAL CONDITIONS OF CONTRACT

1. The contractor who has been blacklisted is not eligible to participate in the tender.
2. No night work will be permitted without the written permission of the Competent Authority.
3. Items of work other than those mentioned in the Bill of Quantities (Tender Schedule) attached hereto will be carried out at the rates to be fixed by the Institute as per relevant clauses of CPWD Works Manual.
4. Permission for erection of temporary work sheds etc., at site will have to be obtained from IIM Raipur in writing in advance.
5. The works contract to be entered into with the successful tenderer will be governed by the CPWD works Manual 2023 or the latest in force.
6. In all matters of dispute, the decision of the Director, Indian Institute of Management Raipur shall be final and binding on the tenderer / contractor.
7. The contractor should submit in advance every fortnight a detailed program of work to be undertaken from time to time strictly in conformities with the “Time and Progress Chart” covering the entire constructed work and reschedule them wherever necessary during the progress of the work so as to achieve the target set.
8. During execution of the work, if there is any delay, stoppage of work on any reason, the same shall be recorded by the contractor under intimation to the Engineer-in-charge.
9. The quarters/ Flats and portion of quarters/flats where the work to be executed on any day shall be got approved by the Engineer-in-charge at the site of work. No work shall be carried out in any quarters/flats without the approval of the Engineer-in-charge.
10. The contractor shall furnish the manufacturer’s certificate that the material supplied satisfies the requirements of the relevant specifications.
11. The Engineer-in-Charge shall be at liberty to take respective sample(s) of each item of schedule of quantity in any approved laboratory as decided by him. The sample for testing shall be provided by the contractor. All expenditure required to be incurred for taking sample, conveyance and packing & testing charges etc. shall be borne by the contractor himself. Testing charges in respect of failed sample will be borne by the contractor himself.
12. All the dismantled material shall be returned to the department after repair/ replacement with new material.
13. The Tenderer shall get acquainted with the location of the sites and carefully check the specifications and shall satisfy himself that the material / items offered comply with the IIM Raipur’s requirements and specifications laid down in the tender document or as per the direction of Engineer-in-Charge.

General Instructions to Tenderers

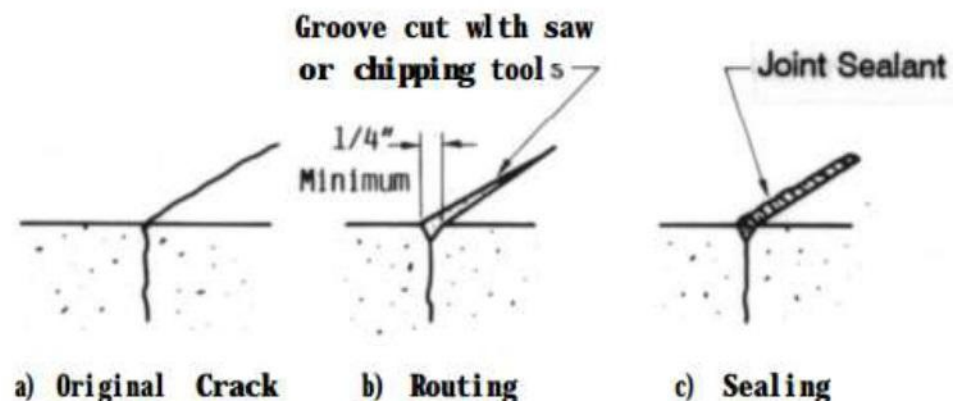
1. Scope of work

The scope of work shall include the following.

- a. Scraping of all internal surfaces and internal cracks will be filled up by crack fill material and it is approved by the IIM Raipur Engineer In charge. Then external & internal painting, synthetic enamel paint, cracks repairing works etc. as per detailed Bill of Quantity and specifications complete as required etc. all complete as per the direction of Engineer-in-Charge. And all payments will be based on actual measures taken from the site.
- b. Any other work related to but not specifically mentioned above, required for completion of the job as per the intent and scope of work required etc. all complete as per the direction of Engineer-in-Charge.
- c. **External crack repair:** external crack shall be open in V groove, properly cleaning then to get a dust free surface and applied PU sealant on groove to properly seal the crack.

Crack Repair:

- Crack must open in V groove, properly cleaning then to get a dust free surface and on groove to properly seal the crack.



- d. The substrate must be sound free from all dust, dirt, loose particles etc. Thereafter apply a primer coat with 40% water diluted to the prepared surface and allow it to achieve a completely dry condition. Apply 02 coats of Single Component Polyurethane based waterproofing coating on primed surface using nap roller/brush on entire surface.

Important Notes:

- I. Quoted rates for any work (like scraping, painting, cracks repairing works including all types of painting materials Texture Paint/Primer/ if required putty, etc.) shall include the cost of requisite scaffolding system/ Gandola other arrangement in order to execute the work, no payment shall be paid extra.

- II. The contractor(s) shall provide a mock-up of sample wall with the specified colour and finish for approval by IIM Raipur's authority. No additional charges shall be paid for the mock-up/sample.
- III. The contractor shall be responsible for all statutory compliances and deductions towards ESI, EPF or any other, as the case may be or any other levies and taxes shall be borne by the contractor.
- IV. The quoted rate should include the GST, labour cess and all other taxes applicable for the subject.
- V. The contractor is responsible for relocating/shifting room's furniture before and after painting works, considering faculty/Staff are living in the rooms. This shall include the cleaning and housekeeping of rooms/corridors. No additional charges shall be applicable.

2. Inspection of materials/work at site

The IIM Raipur's engineer in-charge and /or his representative shall inspect the materials at site after delivery before the same is used in the work. The IIMR engineer in-charge and /or his representative shall have free and full access at any time during execution of the contract to the contractor's work or site. In case of execution of work for the aforesaid purpose, and IIMR's engineer in-charge may require the contractor to make arrangements for inspection of work or any part thereof or any material at his premises or at any other place specified by the IIM Raipur's Engineer.

3. The IIM Raipur's Engineer in-charge shall have the power-

- i) To reject the whole/part of the items & materials tendered for inspection, if after inspection of such portion thereof, as he may in his discretion think fit, he is satisfied that the same is unsatisfactory; and
- ii) To mark the rejected items / materials or parts with a rejection mark so that it may easily be identified if re-submitted.

4. Maintenance & Guarantee/ Warrantee:

a. Any damage to the existing structure, building etc. made by the successful bidder during execution of this work shall be made good as it was at his own cost & risk and to the satisfaction of the Engineer-in-Charge.

5. Measurement Book:

The Engineer-in-Charge shall, unless as otherwise provided, ascertain, and determine by measurement the value of work done in accordance with the contract. All measurements of all items having financial value shall be entered into by the contractor and compiled in the shape of the Computerized Measurement Book having pages of A-4 size as per the format of the department so that a complete record is obtained of all the items of works performed under the contract.

All such measurements and levels recorded by the contractor or his authorized representative from time to time, during the progress of the work, shall be got checked by the contractor from the Engineer-in-Charge or his authorized representative as per interval or program fixed

in consultation with Engineer-in- Charge or his authorized representative. After the necessary corrections made by the Engineer-in-Charge, the measurement sheets shall be returned to the contractor for incorporating the corrections and for resubmission to the Engineer-in-Charge for the dated signatures by the Engineer-in- Charge and the contractor or their representatives in token of their acceptance.

6. Authority to decide:

- (i) Extension of time : Director, IIM Raipur
- (ii) Re-scheduling of milestones : Head of Campus Infrastructure, IIM Raipur
- (iii) Shifting of date of start in case of delay in handing over of site: Head of Campus Infrastructure, IIM Raipur.

7. Technical Specifications & Approved Makes

1. General

The specifications of the items will be guided by the respective specifications (if not truly matching then similar item) laid down in the CPWD specification in case of items relates to the DSR item & For Non-DSR items it will be guided by the item description along with the direction of Engineer-in-charge. The Institute reserves the right to specify the makes in order to ensure best quality material in the interest of the work & institute.

List Of Approved Make / Materials

S.No	Material	Manufacturer/Brand Name
1	Paint and primer (having minimum 05 years performance warranty)	Dulux/ Asian/Berger
2	Cement	JK/ Birla/ Ultratech or equivalent
3	Putty	Asian/JK/Birla/Berger/or equivalent
4	Synthetic Enamel Paint and primer	Dulux/ Asian/Berger
5	Any other materials	As approved by the Engineer-in-Charge of IIM Raipur.

Note: Above all the makes are suggestive, Engineer-in-Charge may go for any of the make in the interest of the work & in view of ensuring quality.

8. Safety Codes

- a. Suitable scaffolds should be provided for workmen for all works that cannot safely be done from the ground, or from solid construction except such short period work as can be done safely from ladders. When a ladder is used, an extra mazdoor shall be engaged for holding the ladder and if the ladder is used for carrying materials as well suitable footholds and handhold shall be provided on the ladder and the ladder

shall be given an inclination not steeper than $\frac{1}{4}$ to 1 ($\frac{1}{4}$ horizontal and 1 vertical.)

- b. Scaffolding of staging more than 3.6 m (12ft.) above the ground or floor, swung or suspended from an overhead support or erected with stationary support shall have a guard rail properly attached or bolted, braced and otherwise secured at least 90 cm. (3ft.) high above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends thereof with only such opening as may be necessary for the delivery of materials. Such scaffolding or staging shall be fastened so as to prevent it from swaying from the building or structure.
- c. Working platforms, gangways and stairways should be so constructed that they should not sag unduly or unequally, and if the height of the platform or the gangway or the stairway is more than 3.6 m (12ft.) above ground level or floor level, they should be closely boarded, should have adequate width, and should be suitably fastened as described in (2) above.
- d. Every opening in the floor of a building or in a working platform shall be provided with suitable means to prevent the fall of person or materials by providing suitable fencing or railing whose minimum height shall be 90 cm. (3ft.)
- e. Safe means of access shall be provided to all working platforms and other working places. Every ladder shall be securely fixed. No portable single ladder shall be over 9m. (30ft.) in length while the width between side rails in rung ladder shall in no case be less than 29 cm. (11½") for ladder up to and including 3 m. (10 ft.) in length. For longer ladders, this width should be increased at least $\frac{1}{4}$ " for each additional 30 cm. (1 foot) of length. Uniform step spacing of not more than 30 cm shall be kept. Adequate precautions shall be taken to prevent danger from electrical equipment. No materials on any of the sites or work shall be so stacked or placed as to cause danger or inconvenience to any person or the public. The contractor shall provide all necessary fencing and lights to protect the public from accident and shall be bound to bear the expenses of defense of every suit, action or other proceedings at law that may be brought by any person for injury sustained owing to neglect of the above precautions and to pay any damages and cost which may be awarded in any such suit; action or proceedings to any such person or which may, with the consent of the contractor, be paid to compensate any claim by any such person.
- f. All necessary personal safety equipment as considered adequate by the Engineer- in-Charge should be kept available for the use of the person employed on the site and maintained in a condition suitable for immediate use, and the contractor should take adequate steps to ensure proper use of equipment by those concerned.
- g. The Contractor shall not employ men and women below the age of 18 years on the work of painting with products containing lead in any form. Wherever men above the age of 18 are employed on the work of lead painting, the following precaution should be taken: -
- h. No paint containing lead or lead products shall be used except in the form of paste or readymade paint.
- i. Suitable face masks should be supplied for use by the workers when paint is applied in the form of spray or a surface having lead paint is dry rubbed and scrapped.

9. Requirement of Technical Representative(s) and recovery of Rate

Sr.No.	Minimum qualification	Discipline	Designation (Principal Technical /Technical representative)	Minimum Experience	Numbers of engineers	Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause
1.	<u>B.Tech/Diploma</u>	Civil Engineering	Site Engineer/Site Supervisor	01 years for B.Tech & 02 years diploma	01	Rs-10,000/- per month per person

Annexure A

PARTICULARS OF BIDDER

SR.NO	DESCRIPTION	
1	Name of the bidder	
A	Trade Name (in Block letters)	
B	Status of the Bidder (Proprietorship/Partnership/LLP/Limited Co.) In Block letters)	
C	Name of Proprietor/Partners/CEO/Directors (In Block letters)	
2	Postal Address	
3	Telephone No.	
4	E-mail / Website address (if available)	
5	Name of the Banker, Branch Name & address (In Block letters) (For e-payment purpose)	
A	Account no	
B	IFSC code	
6	PAN (upload self-attested photocopy)	
7	GSTIN (GST Registration No.) (Upload self-attested photocopy)	

I/We hereby declare and affirm that I/we have read and understood the terms and conditions of this tender/quotation/NIT as stipulated in the tender notice No IIMR/EM&ES/07/2024-25 Dated 03/02/2025. Accordingly, I/ we accept the terms and conditions and hereby offer the rates for “as per Price Bid”.

Date_____

Signature _____

Official seal of bidder _____

Annexure-B
ACCEPTANCE OF TENDER TERMS AND CONDITIONS
(To be given on Company Letter Head)

Tender Reference No:

Date:

To,
The Director
Indian Institute of Management Raipur,

Sub: Acceptance of Terms & Conditions of Tender.

Dear Sir,

1. I/We have downloaded / obtained the tender document(s) for the above mentioned 'Tender' from the web site(s).
2. I/We hereby certify that I/we have read the entire terms and conditions of the tender documents (including all documents like annexure(s), schedule(s), etc.), which form part of the contract agreement, and I/we shall abide hereby by the terms/conditions/clauses contained therein.
3. The corrigendum(s) issued from time to time by your department/organization too have also been taken into consideration, while submitting this acceptance letter.
4. I/We hereby unconditionally accept the tender conditions of above-mentioned tender document(s)/corrigendum(s) in its totality/entirety.
5. I/We certify that all information furnished by we/our Firm is true & correct and in the event that the information is found to be incorrect/untrue or found violated, then your department/ organization shall without giving any notice or reason therefore or summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit absolutely.
6. I/we shall have no objection in case debarred for at least 2 yyears by the institute for bid participation on ground of my/our refusal/failure to execute the contract after attaining the status of most competitive bidder.

Signature of Authorized Signatory of bidder

Name of Authorized Signatory

Company Name

Turnover Certificate and profit -Loss certificate (CA Certificate)

Annexure-C

The average annual turnover of the firm in the last Three consecutive financial years as of 31-03-2024

Sr.no	Financial Year	Annual turnover in INR	Profit & Loss In INR
1	2021-22		
2	2022-23		
3	2023-24		

SIGNATURE OF BIDDER: _____

NAME OF COMPANY/ BIDDER: _____

COMPANY SEAL

Annexure-D
List of Work orders and Work Completion Certificates

Sr. No.	Department Name	Name of Work /Description	Contract Value (Rs.)	Contract Start Date	Contract Completion Date	Value of work done (Rs)	Work order attached YES or NO	Completion Certificate attached YES or NO
1								
2								
3								

SIGNATURE OF BIDDER: _____

NAME OF COMPANY/ BIDDER: _____

COMPANY SEAL

ANNEXURE – E

(Duly sealed and signed certificate on Company/ Firm's Letterhead)

To,

Director Indian Institute of Management Raipur,

Subject: DETAILS OF TENDER FEES & EMD DEPOSITED, WITH A SELF DECLARATION FOR ACCEPTING ALL TENDER TERMS AND CONDITIONS

Dear Sir, I/we hereby submit our tender for 'Repairs & maintenance, crack filling including external & internal painting of all 06 Nos Faculty Quarters (G+4) ,01 Nos staff quarter (G+4) and Camp office including MS Structures of existing phase-1 of IIM Raipur.at IIM Raipur along with other required documents.

I / we are enclosing herewith the following towards Tender Fee and Earnest Money Deposit.

Particulars	Amount	Demand Draft No. & Date	Bank Name	Remarks
Tender Fee including GST	1,770			
EMD	3,40,000			
Exemption in tender fee and EMD are allowed for MSME vendor (Original service provider)	Tender Fee and EMD will be exempted for the MSME Agency/Vendor. Exemption in fees will be allowed only for that MSME/NSIC vendor which will come under the similar category of services. Only certificate will be considered for the exemption in tender fee & EMD in which name of the service /activities or definition of activity/ service are to be co-related with the similar category Exemption will not be allowed for other category MSME/NSIC vendors or traders.			

I/We have gone through all terms and conditions of the tender document also I/We have gone through the corrigendum/ addendum issued (if any) till the Bid Submission close time and date for this tender.

I/We agree to accept all the terms and conditions of the tender document and assure you that I/We will comply with the above referred tender document including instructions, terms & conditions, technical specification stated therein.

Authorized Signatory

Name:

Designation:

Date:

FINANACIAL BID FORMAT
(To be filled online through CPP portal)

Tender No. IIMR/EM&ES/07/2024-25 Dated 03/02/2025.

Name of the Work: -Repairs & maintenance, crack filling including external & internal painting of all 06 Nos Faculty Quarters (G+4) ,01 Nos staff quarter (G+4) and Camp office including MS Structures of existing phase-1 of IIM Raipur.

FINANCIAL BID

Name of the Firm

Address of the Firm

Phone/Mobile no.

E-Mail ID

Bill of Quantity (BOQ)

Sr. No.	Description of the work	Unit	Quantity	Rate In (Rs.)	Amount (Rs.)
1.	External wall cracks will be filled using polyurethane sealant with additional waterproofing coatings on entire surface approved by Engineer in charge (EIC). The process involves racking out the plaster surface, creating V-grooves, and cleaning the area to remove dirt and loose particles. Cracks shall be widened to 2-6 mm in width and 5-10 mm in depth. Then apply PU sealant on entire surface then apply primer coat then apply polyurethane based waterproofing 02 coats.	RM	1,500		
2.	Removing of dry oil bound distemper, water proofing cement paint				

	and the like by scrapping sand papering and preparing the surface smooth including necessary repairs to scratches etc complete.	Sqm	67,786		
3.	Providing and applying white cement-based putty of average thickness 1mm of approved brand manufacturer over the plaster wall surface to prepare the surface even and smooth complete.	Sqm	3,000		
4.	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50grams/Liters of approved brand and manufacturer including applying additional coats wherever required to achieve even shade and colour two coats. Including a single priming coat (Any Colour shade approved by IIM Raipur Authority).	Sqm	67,786		
5.	Applying priming coat: With ready mixed red oxide zinc chromate primer of approved brand and manufacture on steel galvanised iron/steel works including scrapping and sand papering for smooth surface. (Any Colour shade approved by IIM Raipur Authority).	Sqm	6,000		
6.	Painting with synthetic enamel paint of approved brand and manufacture of required colour to give	Sqm	6,000		

	an even shade two coats on old work (Any Colour shade approved by IIM Raipur Authority).				
7.	Finishing wall with textured exterior paint of required shade new work (two or more coats applied @3.28kg/10sqm) over and including priming coat of exterior primer @ 2.20kg/10sqm	Sqm	3,00		
8.	Finishing wall with Premium Acrylic smooth exterior paint with silicone additives with required shade: Old work (Two or more coats applied @ 1.43 ltr/10 sqm) over existing texture surface and including priming coat of exterior primer applied@0.90lit/10 Sqm area (Any Colour shade approved by IIM Raipur Authority)	Sqm	23,604		
9.	Melamine polishing on woodwork two coats including all scrapping and sand papering for smooth surface. (Any Colour shade approved by IIM Raipur Authority).	Sqm	2,000		
10.	Varnishing with Varnish of approved brand and manufacture: One or more coats with copal Varnish (Any Colour shade approved by IIM Raipur Authority)	Sqm	1,200		
11.	Repairs to plaster of thickness 12 mm to 20 mm in patches of area 2.5 sq. meters and under, including cutting the patch in proper shape, raking out joints and	Sqm	5,00		

	preparing and plastering the surface of the walls complete, including disposal of rubbish to the dumping ground, all complete as per directions of Engineer-In-Charge. Mortar ratio 1:4 (1 cement and 4 find sand)				
(A) Total work amount (INR)					
Applicable GST Amount @ 18-% of (A)					
Labour Cess @ 1% of (A)					
Total Amount of works in Rs. (Including GST & applicable labour cess)					

Total Amount in Words in Rs: -

Note : Successful bidder will be decided based on the 'Lowest total quoted value with GST and Labour Cess' in the online financial bid.