

## OFFICE OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA

NEW DELHI – 110124

No. 309/Estates/Ravi Tower/43/2018-19

Dated: 07/06/2021

To

All Vendors (Concerned)

Subject: **Sealed quotations for Comprehensive Annual Maintenance of Entire Electrical installation at Ravi Tower, Vaishali, Ghaziabad, UP –reg.**

Sir/Madam,

Sealed quotations are invited through limited tender enquiry from the eligible vendors for Comprehensive Annual Maintenance of Electrical items for this office 9 storey residential building "Ravi Tower" at Sector IV, Vaishali, Ghaziabad, Uttar Pradesh. Detail of Electrical items is as under:

S.NO.	Particulars	Number of items
1.	Exhaust Fan	40
2.	Ceiling Fan	200
3.	Tube Lights Fixtures	245
4.	Fancy lights	80
5.	Electricity Switch Boards	417
6.	Electricity Power Switch Boards	360
7.	Electricity Meters	40
8.	DG Sets Electric Meters	40
9.	Sodium/Mercury lights	12
10.	Corridor, Lift room & basement lights	45

Sealed cover with superscript "Quotation for Comprehensive Annual Maintenance Contract for Electrical items at Ravi Tower" addressed to Director (P) Office of the Comptroller and Auditor General of India, 9 Deen Dayal Upadhyay Marg, New Delhi-110 124 shall be submitted to Sh. Surinder Kumar, Sr. AO (Estates) in room no. 309 at 3rd floor of this office in person on or before **25.06.2021 by 3.00 PM** and bid will be opened on the Next working day at **4.00 PM**. Necessary terms & conditions of the tender are listed in the Annexure (enclosed). A copy of this Tender enquiry is also available in this office website [www.cag.gov.in](http://www.cag.gov.in).

Yours truly,

**(Surinder Kumar)**

Sr. Administrative Officer (Estates/Protocol)

01. IS wing for uploading the same on cag's official website.

**Annexure**  
**(Terms and Conditions)**

1. The period of annual contract shall be for one year from the date of award of the contract. The contract may be extended for another year by this office if vendor follow all below mentioned terms & conditions and provide satisfactory from the users. The contract can be extended upto maximum period of three years.

a. All non-functioning/defective/damaged electrical installations {consumable as well as non-consumable, metal and non-metal etc} in Ravi Tower shall be replaced by the vendor and the **cost therefor shall be borne** by the vendor during the entire CAMC period.

b. At least a qualified & experience electrician with mobile phone shall be provided at free of cost, **round the clock** to attend promptly the electrical problems/complaints in Ravi Tower.

c. All replacements of electrical installations shall be made by using **ISI certified** materials. Replacement of electrical parts/instruments shall be of the same model, make & capacity or higher and the cost of replacement shall be borne by the vendor. However, the notional cost of repair/service and that of parts/accessories replaced etc shall be communicated to this office **quarterly for record purpose**.

d. **All kinds of electrical problems due to (i) erratic supply /non-supply of Electricity by UP State Electricity Board (ii) Fault in Electricity Board's assets like Common Electricity Metre, Main power supply line etc... shall be resolved (in consultation with Electricity Board Authorities) by the vendor on priority basis.**

e. It shall be ensured that number of electrical points having Generator power back-up should not exceed five {viz. Three Lights and two Fans} in any residential flats of Ravi Tower at any point of time. **A certificate** alongwith resident' signatures in token of checking the electrical points having Generator power back-up shall be **furnished to this office quarterly**.

f. All electrical installations in the common areas (like corridors, staircases (inside and outside), Lifts, Lift room, basement, Ground floor, outside the building, Garage etc..) shall be **cleaned and checked thoroughly(Preventive maintenance)** on **quarterly** basis. As far as the electrical installations inside the residential flats are concerned, quarterly preventive check up is quite essential. The Exhaust fans lying inside the flats shall also be cleaned quarterly. Materials required for cleaning and checking of electrical installations/equipments shall be brought by the vendor. The vendor shall furnish **a report** on the 'cleaning of electrical installations' to this office **quarterly**.

g. **All the electrical complaints shall be attended/resolved immediately.** All the complaints/problems should be solved ONSITE. If any electrical complaint/problem could not be solved within an hour then a suitable standby arrangement/installation, wherever necessary/demanded by the residents/this office shall have to be provided by the vendor at free of cost and the problem should be solved as early as possible.

2. The electrician(s) provided by the vendor shall, inter alia, attend all kinds of problems/complaints promptly in respect of the following:-

(a) **all electrical installations** including name board lights, Sodium/Mercury lamps etc., lying outside the building.

(b) **all electrical installations** including Generator panel, Generator Auto start facility, Main panel, earthing installation, main switches, power supply & power supply boards of water motors & submersible pump, Indicators, fans, Tube lights, Chokes, Starters, bulbs etc.. in the basement.

(c) **all electrical installations** including DBs, electrical sub-meters, MCBs EXIT lights, Tube lights, Chokes, Starters, bulbs, concealed/non-concealed wiring etc in all the floors, corridors, staircases, emergency staircases, lifts, lift room, etc..

(d) **all electrical installations** including MCBs, Mains, switches, Sockets, regulators, tube light fixtures( including Choke, starter etc...) fans, exhaust fans, wiring etc. in all flats{**in short, except bulbs, tube lights and other kinds of lights**, all kinds of problems/complaints in respect of any electrical installations **inside the flats** shall be attended by the electrician}.

(e) Any other electrical work(s) as assigned by Director (P) /SAO(Estates)/AAO(Estates)/Caretaker.

**3) If the electrician sponsored by the vendor is going on leave or absent, suitable substitute(s) shall be provided by the vendor immediately.** If the substitute(s) is/are not provided, a sum of **Rs.100 per day** shall be recovered from the CAMC charges apart from the penalty claim as mentioned in para 6 below.

**4. The CAMC payment shall be made only at the end of each quarter proportionately.**

5. GST and any other taxes & duties on materials/services and components for the work or the work as a whole shall be payable by the vendor. This office will not be responsible for or entertain any claim whatsoever in this respect.

6. An **"Earnest Money Deposit (EMD)"** to the tune of **Rs.20,000/- (Rupees Twenty thousand only)** in the form of Crossed Demand Draft drawn in favour of **"PAO, CAG of India** shall be submitted.

7. The successful tenderer here after referred to as contractor has to furnish **"Bank Guarantee" for an amount equal to 10% of total contract value**, with the acceptance of contract which would be valid up to the contract period irrespective of its registration status etc. The performance security deposit will be forfeited, if any deviation by the contractor is found from the instruction given by this office. After expiring of the contract, the same will be returned after deduction of dues, if any, without any interest.

8. If any defect(s) is (are) noticed or any complaint made by the residents during the contract period, the levy of compensation for any dislocation of work due to delayed rectification or any other reason, will be decided by the Director (P) of this office to enforce penalty claim from the vendor.

9. If for any reason, the vendor is not able to attend the complaints/problem, the job shall be got done from some other firm or from the open market and the expenditure incurred thereon shall be recovered from the vendor. This may also entail the termination of the contract.

10. The vendor shall not sublet the whole or part of the works without the prior written consent of the Director (P) of this office. Such consent if given shall not relieve the vendor from any liability or obligation under the contract and vendor shall be responsible for the acts, defaults and neglects of any agents, his agents' servants or workmen as fully as if they were the acts, defaults or neglects of the vendor, his agents' servants or workmen.

11. The vendor shall at all times during the currency of contract conform to and comply with the regulations and by laws of the U.P. / NCT or Central Government or of this office and of all other local authorities, the provisions contained in the various labour acts enacted by the State Legislature and the Parliament in force and the rules made there under including those under Minimum Wages Act, Workmen Compensation Act, Provident Fund Regulation etc. for welfare and protection of workers or for the safety of the public and other insurance provisions.

12.The vendor should indemnify this office against any liability for compensation due to injury to his own workmen or to other persons inside the premises while executing the work and for any damage to the property.

13.The vendor shall observe all environmental norms and laws while carrying out the replacement/repair works.

14.The vendor shall hand over all the Electrical installations of Ravi Tower in **working condition** on expiry of the contract.



**(Surinder Kumar)**

Sr. Administrative Officer (Estates/Protocol)