

मूल कोशिका विज्ञान एवं पुनर्योजी औषधि संस्थान (ब्रिक-इनस्टेम)

ब्रिक, जैव प्रौद्योगिकी विभाग, विज्ञान एवं प्रौद्योगिकी मंत्रालय, भारत सरकार के अधीन एक स्वायत्त अनुसंधान संस्थान

Institute for Stem Cell Science and Regenerative Medicine (BRIC- inStem)

An Autonomous RI of BRIC, Department of Biotechnology, Ministry of Science & Technology, Govt. of India.



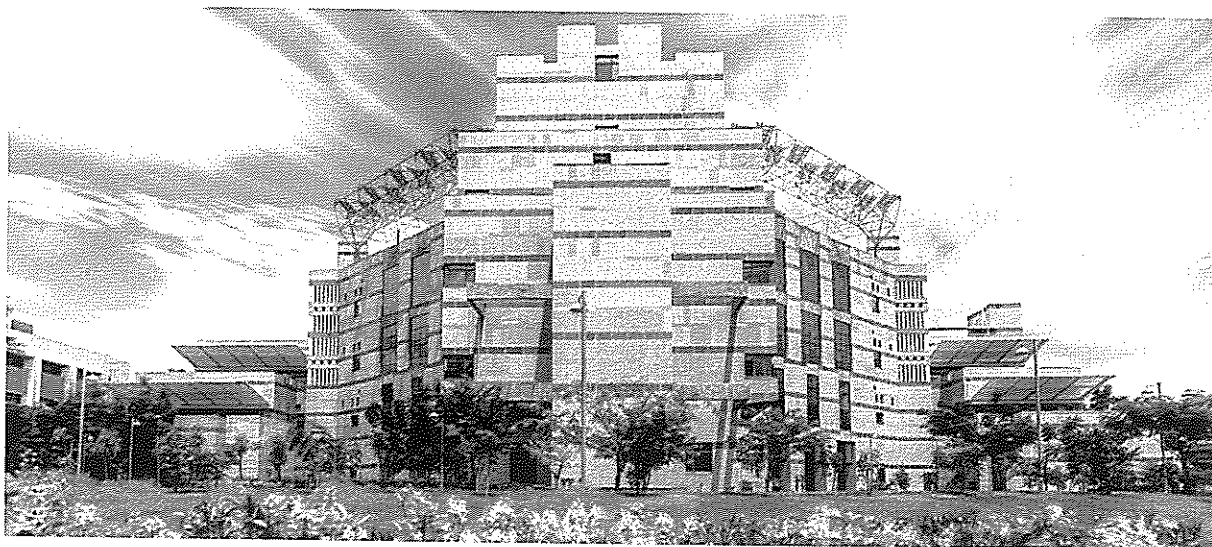
# E-TENDER NOTICE

## Tender Document

### For

**“inStem – Civil Engineering and Interior Works for the Development of a 40-Seater Classroom and Workshop”**

E tender Notice no. inStem/Interior/15021/1/NIEt- 87/2025-26 DT. 30.06.2025



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**TENDER NOTICE NO: - inStem/Interior/15021/1/NIEt- 87/2025-26 DT. 30.06.2025**

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मूल कोशिका विज्ञान एवं पुनर्योजी औषधि संस्थान (ब्रिक-इनस्टेम)

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### NOTICE INVITING E-TENDER

**TENDER NOTICE NO.:** inStem/Interior/15021/1/NIE-T- 87/2025-26 DT. 30.06.2025

E- tenders in a **single stage – two cover system** (Technical and price bid) are invited on behalf of The Director, inStem from the eligible contractors who have executed similar nature and magnitude of works, in respect of the work as detailed below up to 11:00 Hours on 29.07.2025.


#### **A. Details of Tender:**

1. **Website Url:** <https://dbt.euniwizarde.in> Bidders are advised to follow the instructions provided in the “Instructions to the participating bidders” in Section No. C of this NIE-T.
2. **Name of the work:** “inStem – Civil Engineering and Interior Works for the Development of a 40-Seater Classroom and Workshop ”.

#### **3. Brief details of Tender:**

1.	Estimated cost (ECPT)	Rs. 30,13,419.00 (including GST @ 18%)
2.	Earnest Money Deposit	Rs. 60,268.00 (Sixty thousand two hundred and sixty-eight rupees). <i>To be paid through E-payment/NEFT in the E-wizard portal or any other instrument indicated in part D of this NIT.</i>
3.	Completion period	<b>60 days</b>
4.	Tender fee	NIL
5.	Tender processing fee	As per the charges mentioned on the e-tender portal
6.	E-tender uploading date and time	30.06.2025 @ 15:00Hrs
7.	Date of Pre-Bid Meeting	NA
8.	Date and time of tender closing	29.07.2025 @ 11:00hrs
9.	Date of opening of bid	29.07.2025 at 15:30 hrs onwards
10.	Date of opening price bid	Will be communicated separately

4. The site of the work is located at inStem, GKVK Campus, Bellary road, Bengaluru, Karnataka.


  
**Incharge – Senior Engineer**  
**BRIC – inStem**

## **B. Eligibility, Evaluation and Award Criteria:**

The Bidder shall meet the following eligibility criteria and submit the relevant documentary evidence. The bid received without documentary evidence shall summarily be rejected.

- i) Bidders should submit Copies of valid registration with Government organizations / Semi-Government organizations of State or Central Government or Public sector undertakings or Autonomous bodies of State or Central Government.
- ii) Turnover: Average annual financial turnover should be at least 30% of the estimated cost put to tender during the immediate last three consecutive financial years. The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at a simple rate of 7% per annum.
- iii) Profit/loss: The bidders should not have incurred any loss (profit after tax should be positive) in more than two years during available last five consecutive balance sheets (balance sheet in case of private/public limited company means its standalone
- iv) e financial statement and consolidated financial statement both), duly audited and certified by the Chartered Accountant.
- v) Similar nature of work experience: The Bidders should have satisfactorily completed in the last seven years in his own/firm name at least one similar nature of work cost not less than of **Rs. 24.10 lacs** or two similar works of each cost not less than **Rs. 18.08 lacs** or three similar works costing not less than **12.05 lacs**.
- vi) Similar nature of work means: *The bidder should have satisfactorily carried out building interior and furniture works for Premier Research Institutes/ Universities/ Public Sector Undertakings (PSUs) institutes/ Multinational Companies (MNCs)*
- vii) Certificate of Registration for Goods Services Tax (GST).
- viii) Banker's Certificate from a Commercial Bank or Net worth Certificate: Banker's Certificate of the amount equal to **Rs. 12.05 lacs**, or Net worth certificate of minimum **Rs. 3.01 lacs** issued by certified Chartered Accountant with UDIN.

**Evaluation and award of work:** The technical offer of all the participants will be evaluated initially and the price offer of those participants who secures minimum marks and gets eligibility (ref. annexure for eligibility scoring matrix), will be considered for further evaluation. Finally, the work will be awarded to the bidder whose offer was found to be the lowest and responsive bid.



**Incharge – Senior Engineer**

**BRIC – inStem**

## **C. INSTRUCTIONS TO THE PARTICIPATING BIDDERS**

The intending bidders must read the terms and conditions of this NIT carefully. Bidder should only submit the bid if considers himself/herself eligible and is in possession of all the documents required.

**The bid should be submitted through e-Wizard portal (<https://dbt.euniwizarde.com/>) only and in the standard formats uploaded in the portal. Any other form of submission and change in the departmental formats will not be acceptable and summarily rejected.**

Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids. A bidder shall be deemed to have full knowledge of the system whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. Submission of a bid by a bidder implies that he/she 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 local conditions and other factors having a bearing on the execution of the contract.

The bidders are required to submit soft copies of their bid electronically on the e-Wizard Portal using valid Digital Signature Certificates. Below mentioned instructions are meant to guide the bidders for registration on the e-Wizard Portal, prepare their bids in accordance with the requirements and submit their bids online on the e-Wizard Portal. For more information, bidders may visit the Portal (<https://dbt.euniwizarde.in>)

### **1. REGISTRATION PROCESS ON ONLINE PORTAL**

- a) Bidders to enrol on the e-Procurement module of the portal <https://dbt.euniwizarde.com> by clicking on the link "Bidder Enrolment".
- b) The bidders to choose a unique username and assign a password for their accounts. Bidders are advised to register their valid email address and mobile numbers as part of the registration process. This would be used for any communication from the e-Wizard Portal.
- c) Bidders to register upon enrolment, with their valid Digital Signature Certificate (Class III Certificates with signing and Encryption key) issued by any Certifying Authority recognized by CCA India with their profile.
- d) 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.
- e) 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.

- f) After registration send mail to Helpdesk: helpdeskeuniwizarde@gmail.com for Account activation.
- g) As per portal norms Registration Fee will be applicable.

## **2. TENDER DOCUMENTS SEARCH**

- a) Various built-in options are available in the e-Wizard Portal like Department name, Tender category, estimated value, Date, other keywords, etc. to search for a tender published on the Online Portal.
- b) 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 'Interested tenders' folder.
- c) The bidder should make a note of the unique Tender No assigned to each tender; in case they want to obtain any clarification/help from the Helpdesk.

## **3. BID PREPARATION**

- a) Bidder should take into account any corrigendum published on the tender document before submitting their bids.
- b) Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid.
- c) 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 needs to be submitted. Any deviations from these may lead to rejection of the bid.
- d) 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/XLSX/PNG, etc. formats.

## **4. BID SUBMISSION**

- a) Bidder to log into the site well in advance for bid submission so that he/she uploads the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.

- b) The bidder to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- c) Bidders to note that they should necessarily submit their financial bids in the prescribed format given by department and no other format is acceptable.
- d) 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, the opening of bids, etc. The bidders should follow this time during bid submission.
- e) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data, which cannot be viewed by unauthorized persons until the time of bid opening.
- f) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- g) Upon the successful and timely submission of bids, 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.
- h) The off-line tender shall not be accepted and no request in this regard will be entertained whatsoever.
- i) As per portal norms Tender Processing Fee will be applicable.

## **5. AMENDMENT OF BID DOCUMENT**

At any time prior to the deadline for submission of proposals, the department reserve the right to add/modify/delete any portion of this document by the issuance of a Corrigendum, which would be published on the website and will also be made available to the all the Bidder who has been issued the tender document. The Corrigendum shall be binding on all bidders and will form part of the bid documents.

## **6. ASSISTANCE TO BIDDERS**

- a) Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.
- b) Any queries relating to the process of online bid submission or queries relating to e- Wizard



Portal, in general, may be directed to the e-Wizard Helpdesk. The contact number for the helpdesk is 8448288994/86/87/89/88/81/90/92/82 011-49606060, 07903269552, 9355030608, 9055030613, 7903810198, 9355030606, 9315620706, 9355030623, 9355030628, 8800526452, 9205898228, 9122643040, 9355030604, [eprochelpdesk.01@gmail.com](mailto:eprochelpdesk.01@gmail.com), [eprochelpdesk.44@gmail.com](mailto:eprochelpdesk.44@gmail.com), [eprochelpdesk.06@gmail.com](mailto:eprochelpdesk.06@gmail.com)

- c) The tender inviting authority has the right to cancel this e-tender or extend the due date of receipt of the bid(s).
- d) All payments should be done through e-Wizard Payment gateway.

7. **Bid Validity:** The offer submitted shall be valid for minimum 75 days from the date of the submission of the tender.

For site visit and for any queries please contact Senior Technical Officer-inStem, Civil Engineering office, GKVK campus, Bellary Road, Bengaluru-560065. Ph: 080-6194-8166/8167  
Email : [krakshith@instem.res.in](mailto:krakshith@instem.res.in) , [rajesh@instem.res.in](mailto:rajesh@instem.res.in)



**Incharge – Senior Engineer**

**BRIC – inStem**

#### **D. INFORMATIONS TO THE PARTICIPATING BIDDERS**

1. **Security Deposit:** 2.5% of total value of the work done will be withheld as security deposit. The recovery on this account will be made from each running bills and final bill. The security deposit recovered will be released after successful completion of the defects liability period.

2. **Performance Guarantee:** The successful Bidder has to submit the performance guarantee for an amount of 3% of his / their tendered amount in the standard form prescribed in tender document. This performance guarantee will be returned to the contractor after the due date from the satisfactory completion of the work, providing the work has been carried out in accordance with the agreement provision and the same is not forfeited for any reason.

**Note:** In the case of PG amount is less than or equal to Rs.50,000/-, it has to submitted in the form of FD/DD/TDR/Banker's cheque and PBG form is not acceptable.

In the case where PBG amount is more than Rs.50,000/- along with the above instrument, PBG form will also be accepted. In the case of PBG submission, it shall be in the format annexed along with this tender document. Further, the successful bidder shall have to ensure that PBG issuing bank sent an SFMS to the inStem institute bank and details of the SFMS sent should be recorded on the BG. The details of the inStem bank may be obtained with the office of civil engineering on receipt of the LOA.

3. **Defects Liability Period:** Twelve (12) months from the date of completion of work.
4. The Director, inStem does not bind herself/himself to accept the lowest or any other tender and reserves the authority to reject any or all tenders without assigning any reason. All the tenders, in which any of the prescribed conditions are not fulfilled or incomplete, in any respect, are liable to be rejected.
5. This Notice Inviting Tender (NIeT) along with its annexures such as information and instructions to the participating bidders shall form part of the agreement.
6. The Director, inStem reserves the right to postpone the tender issue date, submission /opening date and to accept or reject all your tenders without assigning any reason.
7. The successful Bidder on the acceptance of his tender by the inStem shall within Ten (10) days from the stipulated date of start of the work, sign the formal contract.
8. The Bidder should ensure that rates quoted should appear only in the price schedule document and nowhere else, otherwise, the tender is liable to be rejected.

9. The Director, inStem reserves the right of accepting the whole or part of any tender and Bidder shall be bound to perform the same at the rate or amount quoted.
10. The successful Bidder shall be required to execute an agreement with the inStem for carrying out the work as per the agreed conditions. The cost of stamp paper for the agreement shall be borne by the contractor as per the state stamp act
11. The General conditions of contract of CPWD - GCC 2023 (maintenance works) with all the latest amendments and schedule annexed with this tender shall be applicable and form part of this work agreement. The annexed schedule shall be read as part of the CPWD-GCC-2023 (maintenance works). The CPWD-GCC can be found and available for download in the link below [https://cpwd.gov.in/Publication/GCC\\_Constructions\\_works\\_2023.pdf](https://cpwd.gov.in/Publication/GCC_Constructions_works_2023.pdf)
12. The rates shall be quoted inclusive of all taxes, worker welfare cess, levies etc. except GST, which shall be indicated separately at the end of the offer and as such nothing extra shall be payable.
13. Applicable deductions towards Income tax, workers welfare cess shall be deducted as per rules in force in each bill.
14. **Earnest Money deposit**

It may be noted that, on confirmation of availability of the EMD in the technical bid stage as per prescribed form, shall only be considered for opening of the bid further and all others without EMD will be rejected.

16.1. **Mode of Deposit Earnest Money:**

The Earnest Money is accepted only in the following forms:

- I. Banker's Cheque of a Commercial Bank
- II. Account Payee Demand Draft of a Commercial Bank
- III. Fixed Deposit Receipt (FDR) of a Commercial Bank
- IV. Insurance Surety Bonds
- V. Bank Guarantee from a Commercial Bank.
- VI. E-payment at E-wizard portal

**Note : In the case of EMD in the form of (I) to (V), the original instrument of the EMD shall be submitted to the office of Civil engineering, inStem on or before the due date and time of opening the tender. If valid EMD not received on or before the opening of tender, the tender will be summarily rejected.**

- 16.1.1. The FDR is pledged in favour of The Director, inStem, Bengaluru. It is in the tenderer's own interest to keep the FDR valid as long as it is required.
- 16.1.2. If the banks are closed on the last date of submission of tenders, the date is postponed suitably.

16.1.3. The MSME firms registered in NSIC under PP policy are exempted from payment of EMD for supply of goods and services only. Bidder should submit valid MSME UDYOG AADHAR MEMRANDOM.

16.1.4. The Bank Guarantee including e- Bank Guarantee submitted as a part of Earnest Money shall be valid for a period of 90 days for single bid works and 180 days for two bid systems or more from the date of submission of the tender.

16.2. Refund of Earnest Money:

The earnest money of all the tenderers except the lowest tenderer is refunded immediately in the same form as bidders submitted:

- (a) after the expiry of stipulated bid validity period or
- (b) immediately after acceptance of the successful bidder, whichever is earlier.

16.3. Forfeiture of Earnest Money:

- i.If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the institute within 7 days after last date of submission of bids, then the institute shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
- ii.If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the institute after expiry of 7 days after last date of submission of bids, then the institute shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
- iii.If a contractor fails to furnish the prescribed performance guarantee within the prescribed period, the earnest money is absolutely forfeited to the institute automatically without any notice.
- iv.In case of forfeiture of earnest money as prescribed in Para (1) and (2) above, the bidder shall not be allowed to participate in the re-tendering process of the work.



**Incharge – Senior Engineer**

**BRIC - inStem**

**METHOD OF PERFORMANCE**  
**EVALUATION OF THE BIDDERS AND**  
**PROFORMA OF SCHEDULES**

**ANNEXURE-1**  
**METHOD OF PERFORMANCE EVALUATION OF THE BIDDERS**

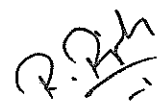
**Name of work: “inStem – Civil Engineering and Interior Works for the Development of a 40-Seater Classroom and Workshop”.**

**inStem/Interior/15021/1/NIE-T- 87/2025-26 DT. 30.06.2025**

**ECPT: Rs. 30.13 Lakhs**

	Attributes		Evaluation			
(i)	<b>Financial Strength</b>	<b>(20 Marks)</b>	(i) 60% marks for minimum eligibility criteria			
	(a) Average annual turnover (last 3 years)	16 Marks	(ii) 100% marks for twice the minimum eligibility criteria or more In between (i) & II) - on pro -rata basis			
	(b) Bankers Certificate/Net-worth certificate	4 Marks				
(ii)	<b>Experience in similar class of works</b>	<b>(20 Marks)</b>	(i) 60% marks for minimum eligibility criteria			
			(ii) 100% marks for twice the minimum eligibility criteria or more In between (i) & II) - on pro -rata basis			
(iii)	<b>Performance on works</b>					
	<b>Time over run</b>	<b>(20 marks)</b>				
	Parameter	calculation for points				
		If TOR =	1.00	2.00	3.00	>3.50
	(i) Without levy of compensation		20	15	10	10
	(ii) With levy of compensation		20	5	0	-5
	(iii) Levy of compensation not decided		20	10	0	0
(iv)	<b>Performance of works (Quality)</b>	<b>(40 Marks)</b>				
	(i) Outstanding			40		
	(II) Very good			30		
	(III) Good			20		
	(iv) Poor			0		

**Note :- 1. Miniumu of 50% of marks in each attributes and aggregate marks of minimum 60% is required for qualification**

  
**Incharge – Senior Engineer**  
**BRIC – inStem**

## **PROFORMA OF SCHEDULES**

<b>SCHEDULE 'A'</b>			
<b>SN</b>	<b>TITLE</b>	<b>PARTICULARS</b>	<b>PAGE</b>
1	Notice Inviting Tender (NIT) No.	<b>inStem/Interior/15021/1/NIT- 87/2025- 26 DT. 30.06.2025</b>	
3	<b>Notice Inviting Tender details</b>	i) NIT as published in Web site	
		ii) NIT as Logged on to Web Site	
4	Scope and location of the work:	Enclosed	
5	List of drawings	Enclosed	
6	Time Schedule for the work:	Enclosed	
7	<b>List of changes if any in specifications:</b>		
	a) Civil work -	Changes indicated	
8	<b>Schedule of Quantities (Enclosed) -</b>	Please refer Financial Bid	

<b>SCHEDULE 'B'</b>				
Schedule of materials to be issued to the contractor				
<b>Sl. No</b>	<b>Description of item</b>	<b>Quantity</b>	<b>Rates at which the Materials will be charged to the contractor</b>	<b>Place of issue</b>
1	2	3	4	5
NIL				

<b>SCHEDULE 'C'</b>			
Land earmarked for temp. infrastructures and Tools & plants to be hired to the contractor			
<b>Sl.No</b>	<b>Description</b>	<b>Hire charges</b>	<b>Place of issue</b>
1	2	3	4

<b>SCHEDULE 'D'</b>	
Extra schedule for specific requirements / documents for the work, if any Particularly for Security guidelines, Gate pass, lift, tower crane etc,	<i>Nil</i>

<b>SCHEDULE 'E'</b>	
Schedule of component of Cement, Steel, other Materials, Labour, POL etc. for price escalation.	<i>NIL</i>

<b>SCHEDULE 'F'</b>		
Reference to CPWD - General Conditions of contract – 2023 for Maintenance works		
Name of Work: “ <b>inStem – Civil Engineering and Interior Works for the Development of a 40-Seater Classroom and Workshop</b> ”.		As per NIT
Estimated cost of work :	<i>Rs. 30.56 lakhs</i>	As per NIT
i) Earnest money	Rs. 61,136.00	As per NIT
ii) Performance Guarantee	<i>3% of tendered value</i>	As per Tender
iii) Security Deposit	<i>2.5% of tendered value</i>	As per Tender

<b>General Rules &amp; Directions:</b>	
Tender inviting authority	<i>I/C Senior Engineer on behalf of The Director/inStem</i>
Maximum percentage for quantity of Items of work to be executed beyond which rates are to be determined in accordance with Clauses 12.2 & 12.3.	No limit

<b>Definitions:</b>	
2(v) Engineer-in-charge	<i>Ref clause General Definitions</i>
2(viii) Accepting Authority	<i>I/C Senior Engineer on behalf of The Director/inStem</i>
2(x) Percentage on cost of materials and labour to cover all overheads & profits	<i>15% (Fifteen percent)</i>
2(xii) Department	<i>Ref clause General Definitions</i>
9(ii) Standard Contract Form GCC for Item rate tender as modified & corrected up to date	<i>CPWD- GCC-2023 for maintenance works</i>



<b>Clause -1</b>	
i) Time allowed for submission of Performance Guarantee from the date of issue of letter of acceptance / WO.	<b>10 days</b>
ii)Maximum allowable extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above.	<b>10 days</b>

<b>Clause -2</b>	
Authority for fixing compensation under clause 2.	<b>The Director / inStem</b>

<b>Clause -5</b>	
Number of days from the date of issue of letter of acceptance/Work Order whichever is earlier for reckoning date of start.	<b>Immediate</b>
Milestone(s) as per table given below:	

<b>TIME ALLOWED FOR EXECUTION OF WORK</b>	<b>60days</b>
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<b>Clause applicable – (6 or 6A)</b>	Clause 6 for Manual Billing / Clause 6A for Computerized Billing	<b>6A</b>
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<b>Clause - 7</b>	
Gross work to be done together with net payment/ adjustment of advances for material collected, since the last such payment or being eligible to if any	<b>NIL</b>

<b>Clause - 10A</b>		<b>NIL</b>
List of testing equipment's to be provided by the contractor at site lab.		
1	2	3
4	5	6

<b>Clause - 10B(ii)</b>	<b>(Mobilization Advance)</b>	
Whether Clause 10 B (ii) shall be applicable (If yes, Clause of Tender Condition to be followed)	<b>NOT APPLICABLE</b>	

<b>Clause - 10C</b>	
Component of labour expressed as percent of value of the work	<b>NOT APPLICABLE</b>

<b>Clause - 10CA</b>	<b>- NOT APPLICABLE</b>		
S. No	Materials Covered under this Clause	Nearest Material for which All India Wholesale Price Index is to be followed	Basic Rate
1	<b>NIL</b>		

<b>Clause - 10CC</b>	<b>NOT APPLICABLE</b>	
Clause 10 CC to be applicable in contracts with stipulated period of completion exceeding the period shown in next column.		<b>0</b>

<b>Clause - 11</b>	
Specifications to be followed for execution of this work	<b>a) CPWD : 2019 specification 2019 fpr Civil work</b>
	<b>b) Particular specification As enclosed with the tender document</b>

Clause - 12		
12.2 & 12.3	Deviation Limit beyond which clauses 12.2 & 12.3 shall apply for building work	As enclosed with Tender
12.5	Deviation Limit beyond which clauses 12.2 & 12.3 shall apply for all the items	100%
12.5	Deviation Limit beyond which clauses 12.2 & 12.3 shall apply for maintenance work	No limit

<b>Clause - 16</b>	
Competent Authority for deciding reduced rates.	<b>The Director / inStem</b>
<b>Clause - 18</b>	<b>As necessitated for the work.</b>
List of mandatory machinery, tools & plants to be deployed by the contractor at site:	
List Indicated in the scope of work	

Clause – 36(i)		Requirement of Technical Representative(s) and recovery Rate				
Sl. No.	Minimum Qualification of Technical Representative	Discipline	Designation (Principal Technical / Technical representative)	Min. Exp. In yrs.	No.	Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 36(i). (Rupees in figures & words)
1	Graduate / Diploma engineer	Civil/Arch/interior	Project Engineer	5		Rs.15,000.00

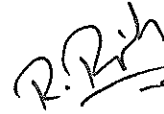
Assistant Engineers / Scientific Officer- “C”, retired from Govt. services that are holding Diploma, will be treated at par with Graduate Engineers.

Clause - 42		
(i)	(a) Schedule / statement for determining theoretical quantity of cement on the basis of :	<i>As per Civil Work Specifications of the Department</i>
(ii)	Variations permissible on theoretical quantities.	
a	Cement	
	i) for works with estimated cost put to tender not more than <i>Rs.5 Lakhs</i>	<i>5% plus / minus</i>
	ii) for works with estimated cost put to tender more than <i>Rs.5 lakhs</i>	<i>3% plus / minus</i>
b	Bitumen for All works	<i>2.5% plus only &amp; nil on minus side</i>
c	Steel reinforcement and structural steel sections	<i>(+) 5% for wastage, over and above (+) 5% / (-) 4% being variation in wastage.</i>
d	All other materials.	Nil

RECOVERY RATES FOR QUANTITIES BEYOND PERMISSIBLE VARIATION			
S. No.	Description of Item	Rates in figures & words at which recovery shall be made from the Contractor	
		Excess beyond permissible variation	Less use beyond the permissible variation
1	Cement	NIL	10% extra rate over the basic rate of respective material as specified in the above Clause 10CA.
2	Steel reinforcement		
3	Structural Sections		
4			

**Clause-41 :**

The security deposit of the work shall be refunded if no labour complaint has been received from the labour officer till the due date of its payment as per clause 17 of applicable GCC. If a labour complaint is received during this period, the Engineer-in-charge shall, after issue of notice in this regard to the contractor, deduct the amount required to settle the complaint from his security deposit and refund the balance amount.



**Incharge-Senior Engineer**

**BRIC - inStem**

## **GENERAL DEFINITIONS**

### **GENERAL DEFINITIONS:**

In the contract, the following expressions shall unless the context otherwise required have the meanings, hereby respectively assigned to them.

- i. The expression “works” or “work” shall unless there is something either in the subject or context repugnant to such construction, be construed and taken to mean the works by or by virtue of the contract contracted to be executed whether temporary or permanent and whether original, altered, substituted or additional.
- ii. The “Site” shall mean the land / or other places on, into or through which work is to be executed under the contract, or any adjacent land, path or street which work is to be executed under the contract or any adjacent land, path or street through which may be allotted or used for the purpose of carrying out the contract.
- iii. The “Contractor or service provider” shall mean the individual or firm or company, whether incorporated or not, undertaking the work and shall include the legal personal representatives of such individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignee of such individual or firm or firms or company.
- iv. “Department or institute” means the BRIC-inStem which invites the tenders on behalf of The Director / inStem as specified in schedule ‘F’.
- v. The “Director” means the Director, inStem, Bangalore and his successors.
- vi. The “Engineer-In-Charge” or “Project Manager” means the Officer or the appropriate competent authority declared by the Director, inStem, and who shall supervise and be in charge of the work and who shall sign the contract on behalf of the Institute Director.
- vii. “inStem” shall mean the Institute for Stem-cell Science and Regenerative Medicine.
- viii. Accepting Authority shall mean the authority mentioned in Schedule – ‘F’
- ix. Excepted Risk means risks due to riots (other than those on account of contractor’s employees), war (whether declared or not), invasion, act of foreign enemies, hostilities, Civil war, rebellion revolution, insurrection, military or usurped power, any acts of Government, damages from aircraft, acts of God, such as earthquake, lightening and unprecedented floods, and other causes over which the contractor has

no control and accepted as such by the Accepting authority or causes solely due to user or occupation by inStem, the part of the works in respect of which a certificate of completion has been issued or a cause or a cause solely due to inStem faulty design of works.

- x. Schedule(s) referred to in these conditions shall mean the relevant schedule(s) annexed to the tender papers or the standard schedule of rates of the Government mentioned in Schedule – F' hereunder with the amendments thereto issued up to the date of receipt of the tender.
- xi. Tendered value means the value of the entire work as stipulated in the letter of award.
- xii. Date of commencement of work: The date of commencement of work shall be the date of start as specified in schedule 'F' or the first date of handing over of the site, whichever is later, in accordance with the phasing if any, as indicated in the tender document.

# **GENERAL CONDITIONS OF** **CONTRACT**



### **GENERAL CONDITIONS OF CONTRACT**

The General conditions of contract of CPWD (GCC 2023) for maintenance works with all the amendments and Performa schedule annexed with this tender shall be applicable and form part of agreement. The annexed schedule shall be read as part of the CPWD-GCC-2023. The CPWD-GCC can be found and available for download in the link below [https://cpwd.gov.in/Publication/GCC CON Misc 29 Maintenance Works 2023.pdf](https://cpwd.gov.in/Publication/GCC_CON_Misc_29_Maintenance_Works_2023.pdf)

To this extent an undertaking in the following format shall have to be provided by the bidders.

### **DECLARATION BY THE TENDERER**

I hereby declare that I have gone through clearly and understood the General Conditions of Contract along with the schedules appended and other relevant formats available in the office of the Civil Engineering, DBT-inStem and in the CPWD website at [https://cpwd.gov.in/Publication/GCC CON Misc 29 Maintenance Works 2023.pdf](https://cpwd.gov.in/Publication/GCC_CON_Misc_29_Maintenance_Works_2023.pdf)

- 1) My offer submission for the tender, is after fully considering the above and also the other documents issued along with the tender.
- 2) I also confirm that the offer now submitted is totally in agreement with the General Conditions of Contract read in conjunction with the documents, drawings and specifications issued for this particular tender, except for commercial & technical deviation, if any, specifically brought out in my Techno-Commercial offer, submitted herewith.

**Signature of the Bidder with seal**

# **DETAILED TECHNICAL**

# **SPECIFICATIONS**

### **DETAILED TECHNICAL SPECIFICATIONS**

The CPWD technical specifications-2019 (Vol.1 & 2) for Civil & PH works shall be applicable and form part of this agreement. Any discrepancies between the specifications in the schedule of quantities, particular specification given in the tender and in the CPWD technical specifications, the specifications in the schedule of quantities will prevail followed by particular specifications. However, such discrepancies shall have to be brought to the notice of the Engineer-in-Charge before execution and decision by the Engineer-in-Charge in this regard will be final and binding. The CPWD technical specifications-2019 (Vol.1 & 2) for Civil & PH works, available for download in the link below [https://cpwd.gov.in/Documents/cpwd\\_publication.aspx](https://cpwd.gov.in/Documents/cpwd_publication.aspx)

To this extent an undertaking in the following format shall have to be provided by the bidders.

#### **DECLARATION BY THE TENDERER**

- 1) I hereby declare that I have gone through clearly and understood the CPWD technical specifications-2019 (vol. 1& 2) available in the Office of the Civil engineering, DBT-inStem and in the CPWD website at [https://cpwd.gov.in/Documents/cpwd\\_publication.aspx](https://cpwd.gov.in/Documents/cpwd_publication.aspx)
- 2) My offer submission for the tender, is after fully considering the above and also the other documents issued along with the tender.
- 3) I also confirm that the offer now submitted is totally in agreement with the General Conditions of Contract read in conjunction with the documents, drawings and specifications issued for this particular tender, except for commercial & technical deviation, if any, specifically brought out in my Techno-Commercial offer, submitted herewith.

**Signature of the Bidder with seal**

# **SPECIAL CONDITIONS OF** **CONTRACT**

## **SPECIAL CONDITIONS OF CONTRACT**

1. Before filling the tender, the tenderer shall check all the tender documents and will have to get immediate clarifications from the inStem on any point that he feels is vague or uncertain. No claim/damages or compensation will be entertained on this account.

2. **TENDERER TO VISIT SITE:**

Each tenderer must visit site before submitting his tender, visit the site of works, so as to ascertain the physical site conditions prices and availability and quality of materials according to specifications before submitting the quotations. No excuse regarding non-availability of any materials or changes in the price will not be entertained or extra allowed on that account.

The existing adjacent buildings belonging to Govt./private are in close proximity of the proposed construction, hence the contractor shall cater for all arrangements to carry out the work without causing any disturbance to the occupants by providing screens with bamboo matting or other suitable material approved by inStem. The contractor shall ensure that no dust or construction material falls near/around the existing buildings.

3. **EXECUTION OF WORK (PRICES TO INCLUDE):**

- i) The whole of the work as described in the Contract (including the Bill of Quantities, the specifications and all drawings pertaining thereto) and as advised by the institute from time to time is to be carried out and completed in all its parts to the entire satisfaction of the inStem. Any minor details of construction, which may not have been definitely referred to in this contract, but which are usual in sound building, road and all construction practice and essential to the work, are deemed to be included in this contract. Rates quoted in the Price bid document shall be inclusive of freights, taxes (GST shall be quoted separately) , such as octroi, Royalties, duties, excise, cess and seigneuries charges, turnover tax, etc., as well as transportation, so as to execute the contract as per the rules and regulations of Local Bodies, State Government and Government of India.

The rates quoted in the tender should also include all charges for:

- Labour
- Carrying
- Hauling
- Fixing
- Cleaning
- Making good and
- Maintenance etc.

- a) The contractor should arrange timely at his cost for all required.
  - i) Machinery, scaffolding, formwork, ladders, ropes, and protecting them from weather and other normal/natural causes.
  - ii) All temporary canvas covers/covering, lights, tarpaulin, barricades, water shoots etc.
- b) The Engineer-in-charge, inStem will be the sole judge in deciding as to the suitability or otherwise of the tools/formwork/machinery or plant that may be brought to the work site by the contractor for the proper execution of the work.
- c) The rates quoted by the tenderer in the Bill of Quantities items of work will be deemed to be for the finished work.

#### **4. SCHEDULE OF QUANTITIES (PRICE BID DOCUMENT):**

The Schedule of Quantities forms part of the contract, but the Employer reserves the right to modify the same or any part thereof. The contractor shall not be allowed any compensation or damages for the work which is so omitted or cancelled or added or substituted by the Center.

#### **5. ACCESS OF INSPECTION:**

The contractor is to provide at all times, during the progress of the works and the maintenance period, means of access with ladders, gangways etc., and the necessary attendants to move and adopt the same as directed for the inspection or measurement of the work by the inStem or any other agency employed by the Employer.

#### **6. DIMENSIONS:**

In all cases figured dimensions are to be accepted in preference to scaled sizes. Large scale details shall take precedence over small scale details/drawings. In case of any discrepancy, the contractor shall ask for a clarification, before proceeding with the work. Accordingly, if any work is executed without prior clarification, it is liable to be rejected and shall not be paid for,

#### **7. PROGRAMME OF WORKS:**

The contractor on starting the work shall furnish to the Engineer-in-charge a PERT / CPM programme, for carrying out the work stage by stage in the stipulated time, for the approval of inStem, and follow strictly the approved time

schedule by incorporating changes, if any, so authorized by the inStem, to ensure the completion of construction work in stipulated time. A graph or chart on individual item/group of items/trades of work shall be maintained, showing the progress both in terms of quantities and value, week by week. The contractor shall submit to the inStem a weekly progress report stating the number of skilled and unskilled laborers employed on the work, working hours done, quantity of cement, steel and other major items of materials (quantity and value wise) used and corresponding place, type and quantity of work done during the period.

The contractor must inform the center, 3 days in advance of requirement of respective drawings and details by him, from time to time. The contractor shall strictly adhere to the approved programme and arrange for the materials and labour etc., accordingly.

Despite repeated instructions, if the contractor fails to show satisfactory progress of the work, the Center /may take suitable action as deemed fit, including levying of liquidated damages as per relevant clause of CPWD – GCC-2020 for maintenance works .

#### **8. PROCUREMENT OF MATERIALS:**

Contractor shall procure all the materials required for the work from the open market. Time is the essence of the contract. Acceptance of the completion date by the contractor shall mean that he has taken into consideration the availability of all materials of approved make and quality in sufficient quantities at respective markets/sources, to enable him to complete the entire work in the stipulated period.

Contractor will get samples of all materials approved by the Institute, before placing order/purchase/procurement in bulk. They shall conform to relevant B.I.S. codes and or tender specifications as applicable.

For all materials, the contractor shall quote for the best quality of the materialsof best make/source or supply and they should be got approved by the Center,before procurement.

In case sufficient quantities of approved quality materials from approvedsources are not available in time, contractor may have to procure the same from neighboring areas even with longer leads, as required and directed, at noextra cost. The materials will be, however as per relevant B.I.S. specifications as and wherever applicable.

#### **9. TESTING:**

The contractor shall, as and when directed by the Engineer-in-Charge, inStem,

arrange to test materials and/or portions of the work at site in any approved laboratory at his own cost in accordance with the relevant specifications and BIS code of practice. The contractor shall transport all the materials from site to the approved laboratory at his own cost. The contractor shall carry out all the mandatory tests as per BIS relevant codes at the frequencies stated therein. Even after such tests, any materials brought to site or incorporated in the work are found to be defective or unsound or not as per approved samples, the contractor shall remove the same and re-erect at his own cost and without any additional time/period for the same, with reference to the date fixed for completing the work. In case these tests are not carried out at the frequencies stated, then proportionate costs of materials not so tested, including cost of testing and quantities of items of work executed with such materials, if otherwise accepted for retention in the work, will be deducted from the dues to the contractor. The deductions will be worked out by the Engineer-in-Charge and shall be final and binding on him.

Tolerance on various material and items of work shall be allowed laid down in the documents below and the order of precedence shall be:

- a) Relevant BIS Specifications.
- b) CPWD norms.
- c) Manufacturer's Specifications.

In absence of above Engineer-in-Charge, in stem decision basing on the general practice being following shall be final.

**10. SITE MEETINGS:**

A senior representative of the contractor shall attend weekly meetings at works site and in additions, meetings as and when arranged by the Center to discuss the progress of the work and sort out problems, if any, and ensure that the work is completed in the stipulated time.

**11. CUSTODY AND SECURITY OF MATERIALS:**

The contractor shall be responsible for the custody and security of all materials and equipment at site. Ensure that at no time unauthorized persons gains any access at works site.

**12. ACTION WHERE THERE IS NO SPECIFICATION:**

In case of any item/class of work, for which there is no specification mentioned (either in part or full), the same will be carried out in accordance with the relevant CPWD specifications (only for the specifications missing in the contract) and if



not available even there (either in part or full) in, relevant standards of BIS shall be followed (only for the portions of specifications missing in the contract specifications and CPWD specifications). Bureau of Indian standard specifications, subject to the approval of the inStem.

**13. CLEARING THE SITE ON COMPLETION / DETERMINATION OF WORKS:**

The contractor shall clear the site of works as per the instructions of the Engineer-in-Charge. The site of works shall be cleared of, belonging to the contractor. The site shall be delivered in a clean and neat condition, as required by Engineer-in-Charge/within a period one week after the job is completed. In case of failure by the contractor, the Engineer-in-Charge under advice to the Center/have the right to get the site cleared to his satisfaction at the risk and cost of the contractor.

**14. POSSESSION OF BUILDINGS/WORK COMPLETED:**

The contractor shall hand over to the Engineer-in-Charge possession of the completed works in stages as and when required, and as directed by the Engineer-in-Charge.

The Engineer-in-Charge will take over the possession of completed works in stages and defects liability period will commence only from the date of handing over of all the completed works as stipulated in the price bid document.

**15. TYPOGRAPHIC, CLERICAL AND OTHER ERRORS:**

The Center clarification regarding partially omitted particulars or typographical, clerical and other errors shall be final and binding on the contractors.

**16. FORCE MAJEURE:**

Neither inStem nor contractor shall be considered in default in performance of the obligations under this order if such performance is prevented or delayed by events such as but not limited to war hostilities, revolution, riots, civil commotion, strike, lock outs, conflagration, epidemics, accidents, fire, wind, floods, droughts, earth quakes or ordinances or any act of God, or for any other cause beyond the reasonable control of the party affected or prevented or delayed, is given within 30 (Thirty) days from the happening of the event and in case it is not possible to serve the notice within the shortest possible period without delay.

As soon as the cause of force majeure has been removed the party whose ability to perform its obligations has been affected shall notify, the actual delay incurred

in such affected activity adding necessary evidence in support thereof. From the date of occurrence of a case of Force Majeure, obligations of the party affected shall be suspended during the continuance of any inability so caused with the cause itself and the inability resulting therefrom have been removed and the agreed time of completion of the respective obligations under this agreement shall stand extended by a period agreed to the period of delay occasioned by such events.

Should one or both parties be prevented from fulfilling the contractual obligations by a state of Force majeure lasting for a period of six months or more, the two parties shall consult each other and decide regarding the future execution of this agreement.

**17. COMPLETION OF WORK:**

The work shall be completed in 60 days from the date of issue of Letter of Acceptance of tender / Work order.

**18. BILLS OF PAYMENTS:**

The minimum value of work for interim payments shall be 3.0 lakhs. The contractor shall submit interim bills, on the basis of joint measurements recorded at site by the contractor's and InStem representatives. All such interim payments shall not be considered as an admission of the due performance of the contract or any part thereof in any respect and shall not preclude the requiring of bad, unsound and imperfect or unskilled work to be removed and taken away and reconstructed or re-erected at contractor's cost, all as per InStem instructions, and directions. However, the Engineer-in-charge may accept bills of lesser value at his discretion.

**19. WORKMANSHIP**

Quality of materials and workmanship shall conform strictly to specifications given/stipulated in the tender/contract, and contractor will ensure that the best quality of work will be done to the satisfaction of the InStem, with strict control on the materials, workmanship and supervision.

**20. Technical specification:**

The work shall have to be executed as per the specifications in the schedule of quantities. In the absence of some details in the item specifications or need of detailed specification, the detailed specification at section- of this tender document shall be referred.

**21. QUANTITIES:**

Quantities mentioned in the Bill of Quantities, included in the contract, are approximate and are subjected to variations as per actual site conditions & requirements and as directed by the Engineer-in-Charge. The work shall be executed and completed accordingly.

**22. SITE SUPERVISION:**

The contractor shall appoint at his own cost competent and adequate number of qualified Engineers at site, for

- a) joint measurements and preparations of bills.
- b) For testing materials at site and in outside laboratory.
- c) For concreting and reinforcement work.
- d) For other general supervision. Their appointment shall be approved by the inStem. The site engineers shall not be removed from the site without the written consent of the Engineer-in-Charge.

**23. INCOME TAX AND GOODS AND SERVICES TAX (GST):**

Income tax and other statutory shall be deducted at source as applicable by from the contractor's interim and final bill payments as required by law. The contractor shall submit the GST paid invoice to the Center as proof of payment.

**24. WORKER WELFARE CESS:**

Cess at the rate of 1% shall be deducted at source as applicable by from the contractor's interim and final bill payments as required by law

**25. EXTRA/SUBSTITUTED ITEM RATES:**

Such items shall be executed as per directions/instructions of the Engineer-in-Charge, inStem.

The work on extra/substituted items shall be started only after the receipt of written order from Engineer-in-charge. However, rates for additional/extra or substituted (altered) items of work, which are not covered in the contract shall be derived based on the relevant clauses of CPWD-GCC-2023-maintenance works, the finalization of which shall not hold up the execution of such additional/extra items in any manner.

**26. AGREEMENT:**

The successful contractor shall be required to enter into an agreement within 10 days (Ten) from the date of issue of letter of acceptance. The contractor shall pay for all stamps and legal expenses incidental thereto. However, the written acceptance of the tender by the inStem, will constitute as a binding contract between the inStem and contractor, whose tender has been accepted, whether such formal agreement is or is not subsequently executed. The standard CPWD-GCC-2023-maintenance works shall be part of the agreement.

**27. INSPECTION BY THE CHIEF TECHNICAL EXAMINERS (VIGILANCE):**

The proposed work covered under this tender, during the progress and or after completion, can also be inspected by the Chief Technical Examiner/ Technical Examiner or Officers of the Central Vigilance Commission, Government of India, on behalf of the Institute to ascertain that the execution of the work has been done with materials and workmanship all as stipulated in the contract and as directed.

Contractor shall afford all reasonable facilities to the above vigilance staff and also provide them with ladders, tapes, plumb bob, level etc., as required and directed and also necessary labourers skilled/unskilled to enable them to complete their inspection/study/technical scrutiny and no extra shall be admissible to the contractor on this account.

**28. DEFECTS LIABILITY PERIOD:**

Defects Liability period shall be 12 (Twelve) Months from the date of completion of work in all respects.

**29. POWER SUPPLY:**

One power point will be made available by the institute to the contractor for his use on normal terms of payment and as per tariff as applicable. The contractor responsibility to arrange the required cables, metering board, Panel board at his own cost to reach the power near the workplace.

**30. SETTLEMENTS OF DISPUTES AND ARBITRATION:**

Except where otherwise provided in the contract, all questions and disputes relating to the meaning of the specifications, designs, drawings and instructions here-in before mentioned and as to the quality of workmanship or materials used on the work or as to any other question, claim, right, matter or thing whatsoever in any way arising out of or relating to the contract, designs,

drawings, specifications, estimates, instructions, orders or these conditions or otherwise concerning the works or the execution or failure to execute the same whether arising during the progress of the work or after the cancellation, termination, completion or abandonment thereof shall be dealt with as mentioned here-in after.

(i) If the contractor considers any work demanded of him to be outside the requirements of the contract, or disputes any drawings, record or decision given in writing by the Engineer-in-Charge on any matter in connection with or arising out of the contract or carrying out of the work, to be unacceptable, he shall promptly within 15 days request the Engineer-in-Charge in writing for written instruction or decision. Thereupon, the Engineer-in-Charge shall give his written instructions or decision within a period of one month from the receipt of the contractor's letter.

If the Engineer-in-Charge fails to give his instructions or decision in writing within the aforesaid period or if the contractor is dissatisfied with the instructions or decision of the Engineer-in-Charge, the contractor may, within 15 days of the receipt of Engineer-in-Charge's decision, appeal to The Director, inStem, who shall afford an opportunity to the contractor to be heard, if the latter so desires, and to offer evidence in support of his appeal. The Director, inStem shall give his decision within 30 days of receipt of contractor's appeal.

If the contractor is dissatisfied with his decision, the contractor shall within a period of 30 days from receipt of the decision, give notice to the Director, inStem for appointment of arbitrator, failing which the said decision shall be final, binding and conclusive and not referable to adjudication by the arbitrator.

(ii) Except where the decision has become final, binding and conclusive in terms of Sub Para (i) above disputes or difference shall be referred for adjudication through arbitration by a sole arbitrator appointed by the Director, inStem in respect of the contracts entered into by any sub-ordinate authority under him. However, if the contract is entered into by the Director, the arbitrator shall be appointed by the inStem.

If the arbitrator so appointed is unable or unwilling to act or resigns his appointment or vacates his office due to any reason whatsoever, another sole arbitrator shall be appointed in the manner aforesaid. Such person shall be entitled to proceed with the reference from the stage at which it was left by his predecessor.

It is a term of this contract that the party invoking arbitration shall give a list of disputes with amounts claimed in respect of each such dispute along-with the

notice for appointment of arbitrator and giving reference to the rejection by the Director of the appeal.

It is also a term of this contract that no person other than a person appointed by such Director, as aforesaid should act as arbitrator and if for any reason that is not possible, the matter shall not be referred to arbitration at all.

It is also a term of this contract that if the contractor does not make any demand for appointment of arbitrator in respect of any claims in writing as aforesaid within 120 days of receiving the intimation from the Engineer-in-charge that the final bill is ready for payment, the claim of the contractor shall be deemed to have been waived and absolutely barred and the Government/institute shall be discharged and released of all liabilities under the contract in respect of these claims.

The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 (26 of 1996) or any statutory modifications or re-enactment thereof and the rules made there under and for the time being in force shall apply to the arbitration proceeding under this clause.

It is also a term of this contract that the arbitrator shall adjudicate on only such disputes as are referred to him by the appointing authority and give separate award against each dispute and claim referred to him and, in all cases, where the total amount of the claims by any party exceeds Rs.1,00,000/-, the arbitrator shall give reasons for the award.

It is also a term of the contract that if any fees are payable to the arbitrator, these shall be paid equally by both the parties.

It is also a term of the contract that the arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties calling them to submit their statement of claims and counter statement of claims. The venue of the arbitration shall be such place as may be fixed by the arbitrator in his sole discretion. The fees, if any, of the arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties.

The cost of the reference and of the award (including the fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any by whom and in what manner, such costs or any part thereof shall be paid and fix or settle the amount of costs to be so paid.

**31. QUALITY OF TENDERER'S SUPPLY ITEMS:**

All materials, fittings, fixtures shall be of heavy and high quality within the scope of specifications. Samples of materials should be got approved within a week from the award of tender by the contractor from the Engineer-in-charge.

**32. MODE OF MEASUREMENT:**

The mode of measurement will be as per CPWD standard specifications or IS 1200 for all items. There shall be no disputes in this regard.

**33. GENERAL:**

In the contract, the following expressions shall unless the context otherwise required have the meanings, hereby respectively assigned to them.

- xiii. The expression “works” or “work” shall unless there is something either in the subject or context repugnant to such construction, be construed and taken to mean the works by or by virtue of the contract contracted to be executed whether temporary or permanent and whether original, altered, substituted or additional.
- xiv. The “Site” shall mean the land / or other places on, into or through which work is to be executed under the contract, or any adjacent land, path or street which work is to be executed under the contract or any adjacent land, path or street through which may be allotted or used for the purpose of carrying out the contract.
- xv. The “Contractor/service provider” shall mean the individual or firm or company, whether incorporated or not, undertaking the work and shall include the legal personal representatives of such individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignee of such individual or firm or firms or company.
- xvi. “Department/institute” means BRIC-inStem which invites tenders on behalf of The Director / inStem as specified in schedule ‘F’.
- xvii. The “Director” means the Director, BRIC-inStem, Bangalore and his successors.
- xviii. The “Engineer-In-Charge”/ Project Manager means the Officer or the appropriate competent authority declared by the Director, inStem, and who shall supervise and be in charge of the work and who shall sign the contract on behalf of the Institute Director.
- xix. “inStem” shall mean the institute for stem-cell science and regenerative medicine.
- xx. Accepting Authority shall mean the authority mentioned in Schedule – ‘F’
- xxi. Excepted Risk means risks due to riots (other than those on account of contractor’s employees), war (whether declared or not), invasion, act of foreign enemies,

hostilities, Civil war, rebellion revolution, insurrection, military or usurped power, any acts of Government, damages from aircraft, acts of God, such as earthquake, lightening and unprecedented floods, and other causes over which the contractor has no control and accepted as such by the Accepting authority or causes solely due to user or occupation by inStem, the part of the works in respect of which a certificate of completion has been issued or a cause or a cause solely due to inStem faulty design of works.

- xxii. Schedule(s) referred to in these conditions shall mean the relevant schedule(s) annexed to the tender papers or the standard schedule of rates of the Government mentioned in Schedule – F' hereunder with the amendments thereto issued up to the date of receipt of the tender.
- xxiii. Tendered value means the value of the entire work as stipulated in the letter of award.
- xxiv. Date of commencement of work: The date of commencement of work shall be the date of start as specified in schedule 'F' or the first date of handing over of the site, whichever is later, in accordance with the phasing if any, as indicated in the tender document.

#### **34. INTERPRETATION:**

These Special Conditions of Contract shall be read in conjunction with the General Conditions of Contract, (CPWD) Technical Specifications (CPWD) and Technical Specifications Electrical and air-conditioning works. Drawings and any other documents forming part of this contract wherever the context so requires.

The Notice Inviting Tender, General Conditions of Contract (CPWD), Drawings & the bidding documents comprising of Special Conditions of Contract, Price Bid Document & Telegram of Intent/Letter of Intent shall form part and parcel of the Agreement.

Notwithstanding, the sub-division of the documents into these separate sections and volumes, every part of each shall be deemed to be supplementary to and complementary of every other part and shall be read with and into the contract so far as it may be practicable to do so.

Where any portion of the General Conditions of Contract is repugnant to or at variance with any provisions of the Special Conditions of Contract, then, unless a different intention appears, the provisions of the Special Conditions of Contract shall be deemed to override the provisions of the General Conditions of Contract and shall to the extent of such repugnancy or variations prevail.



**36. OBSERVANCE OF LABOUR LAWS & PRINCIPAL EMPLOYER**

Observance of labour laws shall be as per the clause No.19 of General Conditions of Contract. Principal Employer's certificate will be issued by the inStem.

**37. RATES ARE FIRM AND NO ESCALATION IS ALLOWED**

The Rates quoted by Contractor are firm and no escalation will be allowed on account of price increase of materials, fuel, labour etc. The clause 10CA,10C and clause 10CC of General Conditions of Contract are not applicable to this contract.

### **COMPLIANCE TO LABOUR LAWS & APPRENTICE ACT**

The contractor shall comply with all the provisions of the Minimum Wages Act, 1948, Contract Labour (Regulation and Abolition) Act, 1970, and rules and orders framed there under and other labour laws affecting contract labour and Apprentice Act, 1961 and the rules and orders framed there under that may be in force or brought into force from time to time. Contractor shall obtain a valid license under Contract Labour (R&A) Act 1970 and Contract Labour (R&A) Central Rules 1971 before commencing work and which should be valid till the completion.

# **PARTICULAR TECHNICAL** **SPECIFICATIONS**

## **TECHNICAL SPECIFICATIONS**

### **1. GENERAL**

- a) Testing of materials / works shall be carried out as per latest specification / BIS codes from approved test laboratory. The contractor shall carry out all such tests at his own cost & time. The nos. of samples to be submitted for testing and the frequency of testing shall be as specified in the specifications / standards or codes.
- b) All the works shall be carried out in accordance with drawings, specifications, description of item in schedule of quantities or as per the direction of EIC to his full satisfaction. If the substitution of any approved / specified material and make, due to its non – availability, with an alternative one, becomes necessary, the agency must get specific approval of the same before placing order for purchase of materials.
- c) Providing and operating necessary measuring and testing devices and materials are included in the Contractor's scope of work. The quoted price shall be inclusive of the cost of all such tests, which are required to ensure achievement of specified quality. No separate payment for testing shall be made.
- d) All finished work must be truly vertical & horizontal or in any other plane as specified. The rates quoted by the agency must include the cost for taking necessary measures to achieve it.
- e) Any scaffolding used shall be of double vertical supports and no portion of scaffolding shall touch the wall surface.
- f) The workmanship is to be the best available and of a high standard. Use must be made of special trades men in all aspects of the work and allowance must be made in the rates for so doing. Contractor shall maintain uniform quality and consistency in workmanship throughout.
- g) Any work not conforming to specifications or workmanship shall be rejected and the same shall be rectified or removed and replaced with work of the required standard of workmanship at no extra cost to the employer.
- h) Rates quoted for the items shall be valid for carrying out the item of work at any and/ or all floor heights.

## MATERIAL DETAILS

### 1. PLYWOOD

- i) ELASTICITY: - Cross grain 200N/mm<sup>2</sup>
- j) DENSITY: - 0.75gm/cc
- k) BENDING RADIUS: -

6mm	10mm diameter
8mm	12MM diameter
12MM	30mm diameter

### 2. MDF BOARDS

- a) MDF is a Medium Density Fibre Board, laminated on both surfaces by synthetic resin-impregnated base papers under the influence of heat pressure. Pre-laminated MDF boards are available in Interior Grades, in both One side Laminated and Both Side Laminated (BSL) varieties
- b) MDF of interior grade with no VOC content shall be used. All MDF board where specified shall be Phenol Formaldehyde bonded and generally conform to IS code and shall bear IS marking.
- c) At every joint of the cladding an expansion gap of 3mm to 6mm should be provided.

#### PRE-LAMINATED MEDIUM DENSITY FIBER BOARDS

PROPERTIES	UNITS	Prelam mdf board specs as per is 14587:2003 grade 2 interior grade
1) Density Variation (Max.)	%	+ / - 10
2) Water absorption (Max.)	%	—
a) 2 hours	%	9
b) 24 hours	%	18
3) Thickness swelling (Max.) 2 hours	%	7
4) Modulus of rupture (Min)	N/mm <sup>2</sup>	—
a) Up to 20mm thickness	—	—

Average	—	28
Minimum individual	—	25
b) Above 20mm thickness	—	—
Average	—	25
Minimum individual	—	22
<b>5) Modulus of elasticity</b>	N/mm <sup>2</sup>	—
a) Up to 20mm thickness	—	—
Average	—	2800
Minimum individual	—	2500
b) Above 20mm thickness	—	—
Average	—	2500
Minimum individual	—	2300
<b>6) Tensile strength perpendicular to surface</b>	N/mm <sup>2</sup>	—
a) Up to 20mm thickness	—	—
Average	—	0.8
Minimum individual	—	0.7
b) Above 20mm thickness	—	—
Average	—	0.7
Minimum individual	N/mm <sup>2</sup>	0.6
<b>7) Screw withdrawal strength (Min.)</b>	N	—
a) Face	—	1500
b) Edge	—	1250
<b>8) Abrasion resistance (Min.) in number of revolutions:</b>	—	—
a) Type I	—	1000
b) Type II	—	450
c) Type III	—	250
d) Type IV	—	75

### 3. PRE-LAMINATED BOARDS

Pre-laminated boards / high / medium density Fiber boards shall be shall be Phenol Formaldehyde bonded and conforming to IS and shall be with exterior quality adhesive only. Thickness shall be as specified.

## **PRE-LAMINATION / VENEERING TREATMENT**

Before Lamination/Veneering the Commercial Flush board with Laminate/ Veneer sheet, the surface to be laminated/veneered should be thoroughly cleaned, all cracks and nails holes filled as directed. The laminate sheet shall be fixed using approved quality adhesive recommended by the manufacturer and applied strictly in accordance to their instruction/specifications. The adhesive shall be applied in a thin layer and while still tacky, it shall be spread evenly with steel in all directions.

### **4. LAMINATE SHEETS**

Laminate shall be of the brand, catalogue surface finish, colour as specified and approved by the EIC. All laminates shall be in finish as per design intent unless mentioned otherwise. Laminates shall comply with standards and specifications.

5. All fittings and fixtures shall be as specified in Schedule of Items or on drawing by EIC. Approved makes only shall be used for respective items. Fittings shall be guaranteed by the manufacturer for its performance.
6. Adhesives and glue shall be as per IS for interior quality and water repellent.
7. Fabric shall be of approved make and shade and fixed with approved adhesive as specified by EIC. Wall fabric shall achieve Class 1 surface spread of flame.

### **8. FASTENERS**

All fixing anchor, bolts, screws, nuts, washers or other miscellaneous anchoring / fixing devices shall be of non-magnetic stainless steel and approved by EIC and shall provide adequate strength.

### **9. Powder coating**

Standards for Powder coating are as follows:

- ASTM D 523-60 : Gloss 60°
- ASTM D-5870 : Cross hatch adhesion
- ASTM : 3363 : Pencil hardness
- ASTM D-2794 : Impact resistance
- ASTM B-117 : Salt Spray resistance
- ASTM D-2247 : Humidity resistance
- IS 1477 : Spray Painting

**10. Specification for Granite table :-** It shall be of jet-black colour/as approved and size as directed by Engineer-in -Charge. Granite shall be plain machine cut and polished on all four sides. The stone shall be smooth and of even surface without holes or pits.

## **11. SHOP DRAWINGS**

- a. The contractor shall prepare detail drawing for site measurement. Drawings shall indicate each material, its installation, fixing details, finishing, etc. all in plan, elevation, section and typical details and will have to get the same approved from the EIC before execution of work.
- b. Shop drawings should be submitted showing the location of each item, dimensioned plans and elevations, large-scale details, attachment devices and other components.
  - i. Show details in full size.
  - ii. Show locations and sizes of furring, blocking and hanging strips, including concealed blocking and reinforcement specified in other sections.
  - iii. Show locations and sizes of cutouts and holes for cabling fixtures plumbing fixtures, faucets and other items installed in Architectural woodwork.

## **12. MOCK-UPS**

Before fabricating and installing interior Architectural work, mock-ups should be built for each form of construction and finish required to verify selections made under sample submitted and to demonstrate aesthetic effects and qualities of materials and execution. Build comply with the following requirements, using materials indicated for the completed work:

1. Mock-ups should be built in the location and size indicated or, if not indicated, as directed by EIC
2. Notify EIC in advance of dates and times when mock-ups will be fabricated and installed.
3. Mock ups should demonstrate the proposed range of aesthetic effects and workmanship.
4. Approval of EIC for the mock-ups must be obtained before starting interior work fabrication
5. Mock-ups should be maintained during construction in undisturbed conditions as a standard for judging the completed work.
6. Demolish and remove mock-ups when directed.
7. Approved mock-ups may become part of the completed work if undisturbed at time of substantial completion.



### **13. FABRICATION & INSTALLATIONS**

- Fabrication shall be plumb, straight and level. Surfaces shall be milled plane and finished smooth. For jointing prepare clean cutout and house / joined in best manner using approved adhesive and concealed pins/screws. Mitre joints shall be preferred but basically shall be as shown in shop drawing and approved by EIC. Joints shall be fitted with due accuracy and hairline tight.
- Work to be installed and fitted in contact of adjoining concrete / masonry shall be fabricated with due allowance for site adjustments but within acceptable tolerances.
- Fabrication and assembly shall be completed as far as possible in work shop. Prepared items shall be marked prior to shifting for perfect level, align and fix at site.
- Counter tops, counter fronts, shelves, cabinets, dividers, drawers, shall be constructed with specific core and shall be finished as specified in drawing or Schedule of Items or as approved by the EIC at site.
- Prior to start of any fabrication actual site measurements shall be taken and detail shop drawing corrected accordingly with approval of the EIC.
- All work shall be finished free from runs, sags or other visual defects, wood shall be thoroughly smoothened and sanded to remove all traces of machines and tool marks. Surface preparation shall be as per IS code of practice or ready to receive specified finish.
- Supervision and workmen employed shall be experienced in field of carpentry works and shall be able to guarantee workmanship and finish of standards as established and approved by the EIC.
- Items specified from specific manufacturer with code no. And of approved manufacturer shall be with quality assurance certificate from manufacturer.
- The installation should be done by an experienced installer who has completed Architectural woodwork (Furniture) similar in material, design and extent to that indicated for this project and whose work has resulted in construction with a record of successful in service performance.
- Fabricator should be experienced in producing Architectural woodwork similar to that indicated for this project and with a record of successful in service performance, as well as sufficient production capacity to produce required units.

### **14. FITTINGS AND FIXTURES**

- All fittings and fixtures shall be detailed in shop drawings, conforming to specification and shall be fixed as per manufacturer's instructions.
- Fittings and fixtures shall make assembly sturdy and securely placed.
- Where finishes are to be done on installation remove fixtures and allow painter /

polisher to work and on completion refix them.

#### **15.PRODUCT HANDLING AND STORAGES**

- All materials and work shall be protected from damage until final acceptance of work. Cover, ventilate and protect from damage caused by weather, moisture, heat, staining, dirt, abrasions and other causes which may adversely affect appearance or use, or which may cause deterioration of finish warpage, distortion, twisting, opening of joints and seams, delamination, loosening etc of woodwork.
- Do not deliver woodwork, until painting, wet work, grinding and similar operations which could damage, soil or deteriorate woodwork have been completed in installation areas.
- Damaged or defective items of work in this section are subject to rejection and replacement with new items by contractor at no cost to the Employer.
- All materials shall be carefully stored at all times and fully protected from external conditions or contamination.
- Wood particle boards shall be stored in packs on a level flat surface in a clean, dry and covering surface with free circulation of air. The edges of boards in a pack shall be in a straight vertical plane.

#### **16. FINISHING**

- All completed works shall be delivered fully finished in neat and clean condition without any stains, marks, defects, etc. and shall meet with the approval of the EIC. Unless otherwise stipulated all work shall include priming and protective treatments and finishing as required
- During the course of work regularly all debris swash excess material shall be cleared and removed from site. On completion clean all places / spaces thoroughly.
- Wood work shall be protected from defacement, marring till final completion and hand it over to the Employer.
- Repair and replace all defective work prior to final inspection.
- Prior to final inspection by the EIC / Employer the contractor to check to ensure proper operations, finish and surroundings.
- The Contractor shall be responsible for protecting all the mirrors & glasses fixed by him till handing over of mirrors & glasses forming part of this contract. The contractor shall replace at his own expense any broken or damaged mirrors glasses caused through lack of adequate protection or care in installation or handling. All installed materials shall be left in perfect condition to the satisfaction of EIC.
- Upon completion of work, the contractor shall remove all adhesive from the floors, glass and other surfaces. Remove from the premises all rubbish and accumulated materials of whatever nature, not caused by others, and leave this part of the work in clean, orderly

and acceptable conditions.

- All paints / polish shall have VOC within limit as specified in Tender Documents as per Green Building requirements. Paints used in the works shall conform to the respective IS or equivalent, other international standard (if specially specified) and code of practices. These shall be the latest revised.

## **16 FURNITURE**

- This section of the specification shall be read in conjunction with the Drawings and other contract documents, and other sections of specifications which shall be deemed to be complimentary to one and another, in particular the technical specifications, painting section etc. The Contractor carrying out this work shall be responsible for providing all labour, plant, tools, materials and everything necessary for the proper execution, completion and maintenance of these works. All furniture shall be of contract quality and suitable for commercial use.
- **DIMENSIONS**  
All wood sections are approximate and are given for reference to prepare the sample. The size of sections is likely to vary 15%. No deduction or enhancement of rate shall be considered on this account. Figured dimensions shall be taken in preference to scaled dimensions in all cases. Before commencing any works, the Contractor shall verify all measurements on the site.
- All loose furniture items brought at site shall be kept in wrappers (polythene) sheets to avoid any damage to the item. All materials to be insect and vermin free.
- **HARDWARE**  
Hinges, locks, latches, door handles, nails, etc., shall be as specified or as approved substitute equal or be better than the specified. For fixing drawer slides (runner slides), auto closing hinges etc. hole pattern as recommended by the manufacturer. Cup holes shall be punched very accurately mechanically only using a drill bit, drilling template. Drilling positions shall be to suit the kind of hardware used. Marking of drill holes shall be corresponding to hinge type.
- **JOINTS & ADHESIVE**  
All joints shall be standard mortise and tenon dowel, dovetail, cross halved, tongued & grooved or rebated. Nailed butt joints will not be permitted. Where mortise & tenon joints are used tenons shall fit the mortise exactly. Adhesive shall be as approved for Carpentry and joinery. Lap joints with glue shall be permitted in wood skirting. The designer may require these joinery and joints to be accentuated in various components. Joints shall be allowed only as shown in the drawings. No joint shall be allowed in a structural member of the furniture such as legs, bracing members etc.
- **FASTENINGS & ZIPPERS**  
Screws, nails etc. shall be of standard iron or wire. Pillow cases shall have concealed non-rusting zippers for easy removal of casing and cleaning. All rearms must be double safety shifted with quality matching threads.
- **STORAGE, PROTECTION, DELIVERY & INSTALLATION OF FURNITURE &**

#### FURNISHINGS ON COMPLETION

Wherever and whenever required all items of loose furniture shall be installed in the positions shown on the drawings, during period inspections (if desired by the Owner) and on completion. All expenses towards transportation (cartage etc. shall be borne by the contractor).

The contractor shall provide storage, protection and guard all fixed items and loose items of furniture, textures, fittings and all other furnishing from dust, fire, damp, theft or any other damage until the date of hand over of the completed works.

The contractor shall make his own investigations to guard against local sources of attack and damage and take all necessary precautions for protection. On the completion of the installation of all work the Contractor shall leave all work clean and perfect. Visual Inspection before covering up: - Timber shall be treated with approved wood preservative before use. Before starting the carpenters work, the contractor shall have the rough timber approved by the Owner

16. The contractor shall submit for approval of the following:

- a) Literature / Catalogue of product to be used.
  - b) Test certificates from independent laboratories conforming that product meets standards specified.
  - c) Manufacturers certification that product meets / exceeds specification for the project.
  - d) Include data for wood preservative treatment and chemical treatment from manufacturer and certification by treating plant that treated materials comply with requirement.
17. **Wall panels with pine wood salon slats** :- 5-test Fire Retardant (FR) wood finish & grooves, panel core and widths • Curved ceilings | paneling is a possibility with 128mm widths • Rear perforations 10mm dia. Type Non-Grid Finish Woods Core Pinewood HDF Pink(FR) Thickness (mm) 16 Size (mm) 128|192 x 2440 Density\*(Kg/m<sup>3</sup>) 700 Weight (Kg/m<sup>2</sup>) L16-9, L32-10.5, L64-11 Acoustic Fleece 0.27mm, 63g/m<sup>2</sup> Fire (Class) A NRC L32-C18-0.65, L32-C40-0.75 Thermal (W/mk) na Climate (OC, RH) 50, 70 Light (%) 75 (Maple Arce) Green (VOC, RC%) E1, 25 Warranty (Years) 5 Maintenance Dry-wipe, Vacuum
18. **RUBBER WOOD TABLES** :- The table shall be fabricated using high-quality kiln-dried Rubber Wood (*Hevea brasiliensis*), seasoned and treated against termites and fungus. The table should be sturdy, functional, and aesthetically finished, suitable for institutional or office use.

#### 18.1 . Material Specification:

Component	Material
Table Top	Rubber Wood solid panel, 25 mm (±1 mm) thick, edge-glued
Table Frame/Apron	Solid Rubber Wood, min. 50 mm × 25 mm section
Legs	Solid Rubber Wood, min. 60 mm × 60 mm square section or turned round

Component	Material
Finish	PU (Polyurethane) / Melamine clear lacquer, matt or semi-gloss finish
Hardware	Stainless steel screws, brackets; nylon/rubber foot levelers
Joinery	Mortise & tenon or dowel joints, glued and mechanically reinforced

#### **18.2 Finish & Appearance: -**

- Surfaces to be smoothly planed, sanded, and finished.
- No sharp edges; all corners shall be rounded (minimum 5 mm radius).
- Even tone across entire surface; free from blotches, stains, and cracks.
- Clear PU/Melamine coating for scratch, heat, and moisture resistance.

#### **18.3 Treatment & Quality Requirements:**

- Wood must be kiln-dried to 8–12% moisture content.
- Treated with anti-termite and anti-fungal preservatives.
- Free from warping, major knots, sapwood, or insect damage.
- Conformity to IS 3845/IS 303/IS 401 or equivalent standards.

#### **18.4. Workmanship:**

- All joints shall be flush, tight-fitting, and reinforced.
- Legs should have anti-skid rubber or nylon pads.
- Hardware used should be corrosion-resistant.
- No protruding fasteners or unfinished surfaces.

#### **18.5. Load Capacity:**

- Should support a uniformly distributed load (UDL) of at least:
  - **Office Table:** 100 kg
  - **Lab Table:** 150 kg

#### **18.6 Warranty:**

- Minimum 1-year warranty against manufacturing defects and termite issues.

#### **18.7. Inspection & Acceptance:**

- Inspection will be carried out for dimensions, finish, workmanship, moisture content, and load bearing test (as applicable).
- Any rejected tables must be replaced at no additional cost.

### **18.8. Packaging & Delivery:**

- Tables must be delivered in knock-down (KD) or assembled form as specified.
- Proper padding to prevent scratches or transit damage.
- Each unit to have product ID and manufacturing details

### **19. Wall panelling material specification**

- Type :- Non-Grid
- Finish:- Woods
- Installation:- Tongue and groove or as directed by EIC
- Core:- Pinewood HDF Pink(FR)
- Thickness (mm) :- 16
- Size (mm) :- 128|192 x 2440
- Density\*(Kg/m3):- 700
- Weight (Kg/m2) :- L16-9, L32-10.5, L64-11
- Acoustic Fleece :- 0.27mm, 63g/m2
- Fire (Class) :- A
- NRC :- L32-C18-0.65, L32-C40-0.75
- Thermal (W/mk) :- na
- Climate (degree celcius, RH) :- 50, 70
- Light (%):- 75 (Maple Arce)
- Green (VOC, RC%):- E1, 25
- Warranty (Years) :- 5
- Maintenance :- Dry-wipe, Vacuum
- Colour : As approved by the department
- Backing :- 0.27 mm thick Soundtex black acoustical fleece of surface density 63 g/m<sup>2</sup>

20. Method of measurements shall be as per IS 1200.

## **ANNEXURES**

**Annexure - II**  
**FORWARDING LETTER**

To

The Director,  
inStem  
GKVK Campus, Bellary  
road  
Bengaluru – 560065  
(Hereinafter referred to as Institute)

Dear Sir/Madam

I/We have read and examined the following documents relating to the work **“inStem – Civil Engineering and Interior Works for the Development of a 40-Seater Classroom and Workshop”**.

- (a) Notice Inviting Tender
- (b) General conditions of contract
- (c) Technical specification
- (d) Special Conditions of Contract
- (e) Particular Technical specification
- (f) List of recommended makes
- (g) Safety observations and commitment from the contractor's
- (h) Tender Drawings
- (i) Bill of Quantity

Upon reading the terms and conditions contained or referred to therein and in accordance in all respect with the specifications design, drawings and other relevant details at the rates, I/We hereby tender for the execution of the works referred to in the aforesaid documents.

A Bid Declaration form is submitted along with this tender. If I / We fail to keep the tender open for a period of 75 days, validity after opening the tender(s) or make any modifications in the terms and conditions of the tender, which are not acceptable to the Institute, I/We agree that the Institute shall, without prejudice to any other right or remedy, be at liberty to initiate the action as per bid declaration form absolutely. Should this tender be accepted, I/We hereby, agree to abide by and fulfill all the terms, conditions and provisions of the aforesaid documents.

If, after the tender accepted, I/We fail to commence the execution of the works as provided in the conditions, I/We agree that the Institute shall without prejudice to any of their right or remedy, to initiate the action as per bid declaration form absolutely.

In the event of this Tender being accepted I/We agree to enter into an agreement as and when required and execute the contract according to your form of Agreement, within a Ten (10) days of receipt of work order, in default thereof, I/We do hereby bind my- self/ourselves to forfeit the aforesaid initial security deposit.

I/We further agree to complete the work covered in the said schedule of quantities within 75



(Seventy-five) days reckoned from the issue of LOI/LOA/work order whichever is earlier.

I/We agree to pay the Government, GST (State and Central), Excise and Octroi duties, Insurance, Seigniorage charges and all other taxes etc., at the rates prevailing from time to time as per the Act, as amended and rates quoted by me/us are inclusive of the same.

I/We agree to pay Income tax, to be deducted at source on the Gross value of the workdone, and the rates quoted by me/we are inclusive of same.

I/We agree to get the work & workers to be engaged on the work at site and all materials and machinery collected and kept/operated at site for execution of the work. In case part work is taken over by the Employer before final completion of the whole work, such parts may not be covered by the insurance from the date of taking over that part of work by the Employer. All the rates quoted by me/ us are inclusive of the same in full and nothing extra shall be claimed anytime on account of any of these.

Yours faithfully,

Contractor's Signature

Address:

Date:

.....  
.....  
.....  
.....  
.....

**Annexure-III**  
**TENDER ACCEPTANCE LETTER**  
(To be given on Company Letter Head)

Date:

To:

The Director,  
Institute for stem cell science and regenerative medicine  
GKVK campus  
Bellary Road  
Bangalore – 65

Sub: Acceptance of Terms & Conditions of Tender.

Tender Reference No: \_\_\_\_\_

Name of the work: -

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Madam/Sir,

1. I/ We have obtained the tender document(s) for the above mentioned 'Tender/Work' from the office namely:

\_\_\_\_\_  
as per your advertisement, given in the above-mentioned website(s).

2. I / We hereby certify that I / we have read the entire terms and conditions of the tender documents from Page No. \_\_\_\_\_ to \_\_\_\_\_ (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/ organisation 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 do hereby declare that our Firm has not been blacklisted/ debarred by any Govt. Department/Public sector undertaking.

6. I / We certify that all information furnished by our Firm is true & correct and, in the event, that the information is found to be incorrect/untrue or found violated, then your department/ organisation 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.

Yours Faithfully,

(Signature of the Bidder, with Official Seal)

**Annexure-IV**

**ARTICLES OF AGREEMENT**

This Contract Agreement made the ..... day of ..... 2024 between  
.....  
.....

.....(herein after called the “Employer”) on the one  
part and

..... (hereinafter called “The Contractor”) on the other part, where as the  
Employer is desirous of getting the work  
of“ .....

.....” executed and has  
caused drawings, conditions of contract, specifications and schedule of quantities  
etc.,describing the works.

AND WHEREAS the SAID DRAWINGS numbered as per list attached inclusive  
of and the conditions of contract, specifications and schedule of quantities etc.,  
have been signed by or on behalf of the parties hereto.

AND WHEREAS THE CONTRACTOR has agreed to execute upon and subject  
to theconditions set forth in the Schedule hereto (hereinafter referred to as “Said  
Conditions”) the works shown upon the said drawings and described in the same  
specifications and included in the said schedule of quantities for such sum as may  
beascertained to be payable in terms of the Bills of Quantities, and which sum is  
estimated to be Rs.....  
(Rupees.....)  
.....) (hereinafter referred to as “Said Contract Amount”).

**NOW IT IS HEREBY AGREED AS FOLLOWS:**

2. In consideration of the said sum to be paid at the times and in the manner  
set forth in the said conditions, the contractor shall upon and subject to the  
said conditions, execute and complete the work shown in the said drawings  
and described in the said specifications.
3. The Employer shall pay the contractor the said sum or such sums as shall  
become payable hereunder at the times and in the manner specified in the  
saidconditions.
4. Tender documents containing Notice to the Contractor, Conditions of  
Contract,Appendix thereto, Special Conditions of Contract, Specifications  
and Scheduleof Quantities with the rates entered therein, shall be read and

studied as forming part of this agreement and the parties hereto shall respectively abide by and submit themselves to the conditions and stipulations and perform the agreement on their part respectively in such conditions contained.

5. The contract is neither a fixed lumpsum contract or a piece work contract, but is a contract to carryout work in respect of the entire works to be paid for according to actual measured quantities, including from BOQ at the rates contained in the Schedule of rates and Probable bill of quantities or as providedin the said conditions
6. The Employer reserves to himself the right of altering the drawings and natures of the work, of adding/substitution to or omitting any items of work or having portions of the same carried out through alternate agencies without prejudice to this contract.
7. Time shall be considered as the essence of this agreement and the contractor here by agrees to commence the work immediately from the date of issue of Letter of Intent/Letter of acceptance/wok order to execute the work, as provided for in the said conditions and complete the entire work in subject to nevertheless to the provisions for extension of time.
8. This agreement and contract shall be deemed to have been made in Bengaluru and any questions or dispute rising out of or in any way connected with this Agreement and Contract shall be deemed to have arisen in Bengaluru and only the courts in Bengaluru shall have jurisdiction to determine the same.

AS WITNESS our hand this ..... day of..... 2024.

Signed by the said in the presence of:

EMPLOYER

CONTRACTOR

WITNESS :

WITNESS :

NAME :

NAME :

ADDRESS :

ADDRESS :

ANNEXURE V - : BANK GUARANTEE

(TO BE EXECUTED ON THE NON-JUDICIAL STAMP OF VALUE NOT LESS THAN  
Rs.200/- BOUGHT IN THE NAME OF THE BANK)

NAME & ADDRESS OF THE  
BANK \_\_\_\_\_

BANK GUARANTEE NO.:-

DATE OF EXPIRY:-

LIMIT OF LIABILITY: -

PO/WO NO. & DATE:-

TO

INSTITUTE FOR STEM CELL SCIENCE AND  
REGENERATIVE MEDICINE GKV CAMPUS,  
BELLARY ROAD, BENGALURU -560065

Dear Sir,

1. In consideration of M/s. INSTITUTE FOR STEM CELL SCIENCE AND REGENERATIVE MEDICINE, (hereinafter called the Institute), having agreed to issue PO/WO to M/s. \_\_\_\_\_ (hereinafter referred to as the Vendor), for having awarded the Supply Contract/works Contract vide PO/WO No. \_\_\_\_\_ dt. \_\_\_\_\_ in favor M /s \_\_\_\_\_ having registered office at \_\_\_\_\_ (hereinafter referred to as the CONTRACTOR), for the execution of the works on terms and conditions set out in the PO/WO mentioned above as "CONTRACT" documents, valued at Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) the same having been accepted by the CONTRACTOR and the CONTRACTOR having agreed to provide a performance bank guarantee for the obligations/liabilities under the contract equivalent to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_), we hereby undertake to pay to the Company an amount not exceeding Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) on a mere demand made by the Company.
2. On a demand being made that the sum is due, the Bank shall pay without demur or contestation the amount covered by the guarantee and any demand by the Company that the money is due shall be conclusive and binding on the Bank.
3. It is hereby expressly agreed and affirmed that the Company shall have the fullest liberty to claim payment of the amount / amounts from time to time under this guarantee up to Rs. \_\_\_\_\_ and the guarantee shall not become invalid or infructuous because of the partial demand or demands made by the Company.
4. We \_\_\_\_\_ (Name of Bank), hereby agree that any claim due and arising under this guarantee shall be enforceable against our Bank's branch \_\_\_\_\_ (Mentioning the name & address of Branch) and they shall

honor such demand in any case not later than next working day.

5. It is further agreed that any time given to the Customer or forbearance with regard to performance by the Customer shall in no way affect the liability of the Bank and this Bank Guarantee will be in full force.
6. It is also agreed that we, \_\_\_\_\_ Bank undertake not to revoke this guarantee during its currency except with the previous consent of the company in writing.

Dated \_\_\_\_\_ day of \_\_\_\_\_ 2025

Note:

Before a Bank Guarantee is accepted, an affidavit duly sworn in before a first class magistrate, may also be taken from the Contractor that he would keep the validity of the Bank Guarantee intact by getting it suitably extended from time to time, at his own initiative, up to a period of twelve months for any other maintenance period prescribed in the agreement after the recorded date of completion of the work as directed by the Engineer-In- Charge and indemnifies InStem against any losses arising out of non-encashment of Bank Guarantee. Such an undertaking may be taken on a non-judicial stamp paper, as required, in the enclosed proforma.

#### AFFIDAVIT

I/We, \_\_\_\_\_ have submitted a Bank guarantee for the work..... (Name of work) Agreement No..... dated..... from ..... (Name of Bank with full address) to the ..... / Engineer-in- Charge with a view to seek exemption for payment of Security Deposit / Performance Guarantee in cash. The Bank guarantee expires on

.....I/We undertake to keep the validity of the Bank guarantee intact by getting it extended from time to time at my / our own initiative

up to a period of .....Months after the recorded date of completion of the work as directed by the Engineer-In-Charge.

I/We also indemnify the InStem against any losses arising out of non-encashment of the Bank guarantee, if any.

Note: This affidavit is to be given by the executant before a first-class Magistrate.

## **LIST OF RECOMMENDED MAKES**

**LIST OF RECOMMENDED MAKES**

**GENERAL NOTES:**

1. Products with relevant I.S. markings from the B. I.S. Licensed manufacturers, who are in the market for the last three years with valid I.S. License, shall be considered for approval.
2. In case of items where I.S. marked material is not available, the contractor shall procure the same from the following list, subject to prior approval of Engineer-in-charge. Periodic tests shall be carried out as per contract / specifications at contractor's own cost.
3. In case of any new brand other than BIS certified or from departmental list of manufacturers is proposed, adequate information about the product and manufacturer, shall be provided at the tender stage.
4. Department reserves the right to accept / reject any new brand(s) proposed by the tenderer.
5. Samples of all materials, fittings etc. to be incorporated in the work shall be submitted by the contractor and got it approved from the Engineer-in-Charge, before supply in bulk at site of work. Wherever particular make or its equivalent is mentioned in the item schedule, the decision of the Engineer-in-Charge in selection of particular make or its equivalent shall be final and binding on the contractor. The approved samples will be kept in custody of the Engineer-in-Charge till completion of the work. Materials not conforming strictly to the approved samples will be rejected.

S.N	DESCRIPTION	MANUFACTURERS
01	Cement	M/s Ultratech, M/s ACC, M/s Lafarge, M/s Ambuja, M/s RAMCO Cement, M/s Binani, M/s Rajshree, M/s Birla Cement, M/s Zuari or equivalent
02	Ready Mix concrete plant	M/s Ultratech, M/s ACC, M/s Lafarge, M/s. Ready mix India Ltd, M/s.Godrej or Nearby RMC plant Subject to approval of the plant by the Department.
03	Reinforcement Steel	M/s TISCO, M/s SAIL, M/s RINL, M/s Kamdhenu or Equivalent
04	Structural Steel Section	M/s TATA, M/s SAIL, M/s RINL, equivalent approved Structural Steel Section Manufacturers. (In case of non-availability of structural sections with primary manufacturers)
05	Precast Concrete Products	Siporex Ind.; B.G. Shirke & Co.; Supreme Concrete( Minato Blocks)-Kolhapur, KK-Nasik
06	(a) Anti-termite Treatment chemical (b) Agency	(a) Central Insecticide Board approved (ISI Marked) Chemical (b) Specialized agency shall be a Member of IPCA (Indian Pest Control Association)
07	Modular Wall Panel/ Ceiling Panel/ Doors	FABTECH/I-CLEAN/GMP/SYNERGY/ NICOMAC /AIRTECH
08	Concrete Paver Block	M/s Super Tile, M/s Supreme Concrete, M/s Minato Blocks (Kolhapur.), M/s Basant Betons, M/s Gico Tiles (Bhubaneshwar), M/s Multiwyn
09	Ceramic / Glazed/ Vitreous Tiles	M/s Regency Ceramics, M/s Kajaria Ceramics, M/s H. R. Johnson (I), M/s Bell, M/s Somani Tile
10	PU Floors	ARDEX ENDURA (India) Pvt. Ltd or Equivalent
11	Epoxy Flooring	ARDEX ENDURA (India) Pvt. Ltd or Equivalent



12	Pressed Steel Door Frames	M/s Sen Harvic, M/s Welcome Door, M/s AGEW, M/s Multiwyn, ) M/s Anjali Enterprises, M/s Shakti Met-dor Limited, M/s Behar Bobbin Engineering Works, Katihar, M/s Nishan Solid door frames (Solidor), M/s B A Enterprise, Kolkata.
13	a) Steel Doors, Windows	M/s Sen Harvic; M/s Welcome Door; M/s Multiwyn, M/s Shakti Met-dor Limited, M/s. AGEW, M/s. Abaq, M/s. Techome; M/s. Windors, M/s R L Vala & Sons M/s B A Enterprise, Kolkata. M/s Maxo Metal Enterprises, Kolkata
	b) M.S. Fire rated door	M/s Shakti Met-dor Limited, M/s. Abaq, M/s. Godrej
14	PVC/FRP Doors & Frames	M/s Deep Doors, M/s Fibroplast
15	PVC Integral Foam Doors	M/s Jain Irrigation System (Excel Plastic Sheet)
16	a) Aluminium Sections For Doors, Windows & Wall Spans	M/s Jindal; M/s Hindalco, M/s ALOM Extrusion;
	b) Aluminium Hardware	M/s Metco, M/s Allen, M/s Crown, M/s Ebco, M/s. Alans; M/s. Al-Alfa;
17	a) Plain Glass	M/s Modi Guard; M/s Saint Gobain, M/s Indo-Asahi Glass,
	b) Reflective Glass	M/s Saint Gobain, M/s Indo-Asahi Glass
	c) Toughened, Laminated, Insulated glass	Saint-Gobain Glass India Ltd., Gold Plus Toughened glass Ltd., GSC Toughened Glass Pvt. Ltd.
	d) High Performance Glazing	Glaverbel, Emirates, Saint -Gobain Glass.
18	Flush door Shutter	M/s Kalpatru, M/s Kutty Flush Door, M/s Century, M/s Kit-ply, M/s Sylvan Ply, Kolkata; M/s. Shreeji, M/s Jawahar Saw Mills
19	Ply-wood	M/s Century, M/s Kitply, M/s India Plywood, M/s Green Ply, M/s Sylvan Ply, Kolkata
20	Plain/Pre-laminated Phenol bonded MDF Board	M/s Novopan, M/s Nuwood, M/s Bhutan Board, M/s Green Ply
21	Veneers	M/s Century, M/s Kitply, M/s India Plywood, M/s Green Ply ,M/s Timex, M/s Merino
22	Decorative Laminates	M/s Formica, M/s Greenlam, M/s Century Ply, M/s Merino, M/s Timex
23	a) Doors Fittings & Fixtures (MS, Al, SS, Brass)	M/s Shalimar, M/s Saifee, M/s Garg, M/s Alans, Kolkata; M/s. AL-Alfa
	b) Decorative High SS Finish Fittings and Fixtures	M/s Guardian, M/s Hafele, M/s Hettich, M/s Ozone, M/s Dorma.
	c) Mortise Locks, Night latch	M/s Godrej , M/s Guardian
	d) Door Closer	M/s Everite, M/s Hardwyn, M/s Godrej, M/s Hyper, M/s. Garnish. M/s Dorma
	e) Floor Spring	M/s Everite, M/s Hardwyn, M/s Godrej, M/s Hyper, M/s Dorma, M/s Hafele, M/s. Garnish.
	f) Glass Patch Fittings	M/s Dorma, M/s Ozone,

24	a) Bitumen impregnated Fibreboard & Tarfelt Waterproofing	M/s Tikki Tar Industries, M/s STP Ltd., (Shalimar Tar Products);
	b) Expansion joint filler Board (HD-100)	M/s Supreme Industries.
	c) APP modified waterproofing membrane	M/s Dr. Fixit, M/s STP Ltd.
25	Integral Water Proofing Compound (Polymers, Sealants)	M/s Cico, M/s Pidilite; M/s Roff.; M/s Mc-Bouchmie; M/s Fosroc, M/s Sunanda Chemicals, M/s. BASF, M/s. Sika,
26	Polymers/ Chemicals for Structural Repair	M/s Pidilite; M/s Roff.; Mc-Bouchmie; M/s Fosroc, M/s Sunanda Chemicals, M/s Sika.
27	False Ceiling	
	a) Gypsum based	M/s Saint Gobain Gyproc India Ltd.
	b) Calcium silicate Based	M/s Ramco Industries (Hilux), M/s Aerolite.
	c) Mineral Fiber Board	M/s Armstrong.
	d) Metal False Ceiling	M/s Hunter & Douglas*, M/s Interarch Building Products, M/s Supersil, M/s Armstrong
28	a) Thermal Insulation Fiber-glass wool / rockwool	M/s Twiga Insul.
	b) Thermal Insulation Phenolic Foam Phenotherm board	M/s Bakelite Hylam.
29	Wall care Putty	M/s Birla White, M/s. Walplast, M/s J K White.
30	a) Interior & Exterior Paints	M/s Asian Paints, M/s Nerolac, M/s ICI Dulux Paints, M/s Jenson Nicholson, M/s Berger Paints; M/s Pidilite, M/s Jotun, M/s Snowcem (Super Snowce, Sandtex Matt), M/s Nitco Paints (M/s Sherwin Williams), M/s Jotun Paints
	b) Fire Retardant Paints	M/s Noble Paints
	c) Wood Polish Finishes (Lacquer, Varnish, Polyurethane)	M/s Asian Paints, M/s ICI Dulux Paints
31	Epoxy Paint	ARDEX ENDURA (India) Pvt. Ltd, Fosroc
32	PU Paint	ARDEX ENDURA (India) Pvt. Ltd, Fosroc
33	<b>MISCELLANEOUS</b>	
a	Adhesive	Fevicol (Pidilite Ind. Ltd), Vamicol, Century SH, Araldite, Mansonite.

	PUF Modular Wall Panel/ Ceiling Panel/Doors	FABTECH/I-CLEAN/GMP/SYNERGY/ NICOMAC /AIRTECH
b	Pigments	Tata chemicals, Sudershan Chemical Industries.
c	PVC dividing strips.	Fixopan or approved equivalent.
d	Anti-termite.	Indo Gulf Pest Control, Montari Industries.
e	Pavers & Kerb Stone	UniStone Product (India) Pvt Ltd., Modern Tiles Group of Industries, Nitco Marble & Granite Pvt Ltd.
f	PVC Doors and Windows.	Sintex, Finnesta Building System, Accura (Vijay Doors).
g	Shuttering	Cuplock type
h	R.C.C PIPE	IHP
i	Shuttering Oil	Fosroc.
j	Pest control	Indian Pest Control, Intimate Pest Control
k	Restroom Cubicles	Merino.
l	Epoxy Adhesive	Fevicol (Pidilite Ind. Ltd).
m	Sil Fil ( Armour Board )	Supreme Industries Ltd. or equivalent
n	Polythene sheet	Supreme Industries Ltd. or equivalent
o	Protection Board (Drentex protect 80)	Texsa or equivalent
p	Acrylic resin sealer	MYK or equivalent
q	Sil Fil ( Armour Board )	Supreme Industries Ltd. or equivalent
r	Sun control non reflective film	3M
s	Silicon sealant	Dow Corning, GE, Wacker or equivalent

t	S.S. Railing	Kich / Jindal Arch
u	Restroom Cubicles	Merino.
<b>34</b>	<b>STONES</b>	
	Granite	First Quality as per approved sample/ approved quarries
	Marble	First Quality as per approved sample/ approved quarries
	Kotah Stone	First Quality as per approved sample/ approved quarries
	Black Cuddapah	First Quality as per approved sample/ approved quarries
	Jaiselmer Stone	First Quality as per approved sample/ approved quarries

**Interior Works: -**

SL No.	Material	Make/Brand Name
1.	Adhesive	For wood – Fevicol – SH
2.	Steel Tubes and Pipe.	Tata Steel, SAIL or approved equivalent
3.	Hardware	Haffle ,EBCO/ Hettich / or approved equivalent
4.	MDF board	Merino, Greenlam, Century ply or approved equivalent
5.	Locks	Hettich/ Doorset / Godrej or approved equivalent
6.	Silicon sealant	GE or equivalent general purpose
7.	Screw	Pentagon, Nettle fold
8.	Glass	Saint Gobin or approved equivalent
9.	Furniture Handles	Doorset / Hettich or approved equivalent

10.	Hinges, slides and channels	Doorset / Hettich or approved equivalent
11.	PU Polish	Asian or equivalent Asian paint, J&N, Shalimar, Berger paints.
12.	Laminate	Century, Greenlam, Merino.
13.	Wood Preservatives	Asian paint, J&N, Shalimar, Berger paints.
14	Granite	First Quality as per approved sample/ approved quarries
15.	Wall panel system	Anutone or Equivalent

#### **LIST OF MOCKUPS / SAMPLES**

**The contractor shall organize to prepare following mock-ups/prototypes for the project.**

1. Equipment benches
2. Pedestal cabinet
3. Glass storage cabinet

**All the mock-ups shall be free of cost**

# **CONTRACTOR COMMITMENT TO SAFETY**

### **Contractor's Commitment to Safety**

The commitment of the contractor's management to safety is critical because each contractor is in the best position to know how to attain improved safety performance. The contractor's management needs to ensure the following:

- To implement safe methods and practices, deploy appropriate machinery, tools & tackles, experienced supervisory personnel and skilled workforce etc. required for execution.
- To ensure that the only Indian nationals are employed for the work and employees deployed are physically and mentally fit. Such employees should possess requisite skill, qualification, experience etc.
- To ensure that the background of the individual employee is verified before employing them.
- To deploy qualified & trained safety supervisor / safety engineers reporting to the site in charge, for supervision, co-ordination and liaison for the implementation of the safety plan.
- To ensure that its employees have completed appropriate health and safety training as required. The documentation of such training imparted to all its employees should be maintained and produced for verification as required.
- To obtain all necessary licenses, permits, insurance policy of his employees and / or approvals before performing any work. A copy of the same shall be submitted to Department.
- To ensure that all the employees and those of sub-contractors have sufficient information, instruction, training and competence to enable them to carry out safely the work specified in the contract.
- To comply with all the security arrangements of Department.
- To ensure that the plant and equipment used on-site by him / his employees is correctly registered, controlled and maintained in sound working condition. To ensure that all incidents including near misses are reported to all concerned immediately.
- To provide personal protective equipment's required for the job and first-aid kits at work.
- To provide uniform safety gadgets for employees, whenever work is carried out in existing facility for easy identification.
- To maintain appropriate records of his employees deployed to carry-out the job. To ensure that all incidents including near misses are reported to all concerned immediately.
- To provide personal protective equipment's required for the job and first-aid kits at work.
- To provide uniform safety gadgets for employees, whenever work is carried out

in existing facility for easy identification.

- To maintain appropriate records of his employees deployed to carryout the job.

**Contractor's Safety Officer / Job Supervisor:**

The duties & responsibilities of the Contractor's Safety Officer/ job supervisor shall include the following:

- To assess the hazards associated with jobs in consultation with all concerned and establish safe working procedure.
- To establish a written record of factors which can cause injuries and illness.
- To ensure strict compliance with work permit system by carrying out work only with appropriate work permits and after ensuring that all safety precautions / conditions in the permit are complied with and closing the same after the completion of the contract.
- To undertake routine / surprise inspections of all work sites and identify and correct unsafe conditions & practices, if any.
- To check whether the proposed working arrangements are safe and satisfactory, particularly at the interface between contractor's planned work and Department's existing facilities.
- To ensure that required guards and protective equipment are provided, used, and properly maintained.
- To ensure that the workers understand the work to be done, the hazards that may be encountered, and the proper precautions/procedure for carrying out the work safely.
- To take immediate action to correct any violation of safety rules observed or reported.
- To ensure that the workers likely to be exposed to hazardous chemicals/materials have access to appropriate Material Safety Data Sheets (MSDS), wherever applicable, and provide necessary mitigation measures.
- To ensure that appropriate warning signboards or tags are displayed.
- To ensure that workers have proper training for their job assignments, including use of appropriate PPE.
- To report each incident and/or injury in accordance with established procedures and assist in investigation.
- To conduct daily inspections to ensure compliance with safety standards, codes, regulations, rules and orders applicable to the work concerned.



- To arrange tool box meeting periodically (preferably daily) and shall continue this process to make workmen safety conscious.
- To keep a constant liaison with Engineer-in-charge / Department's representative on safety issues.
- To maintain accident and near miss record in a register.

### **Contractor's employees**

The duties & responsibilities of the contractor's employee should include the following

- To perform work safely as per the job requirement and instructions.
- To inform all concerned regarding unsafe conditions/acts.
- To wear PPE as stipulated and necessary for the job.
- To inform promptly to their supervisor regarding all work related incidents
- resulting in personal injury, illness and/or property damage.
- To take all necessary and appropriate safety precautions to protect themselves, other personnel and the environment.

### **Electricity**

The following are provided for general guidance of the Contractor and shall be read as specific requirement, in addition to complying with Indian Electricity Act, Indian Electricity Rules and IS Specifications.

- Only qualified electricians familiar with code requirements are allowed to perform electrical work.
- Employees are not permitted to work near an unprotected electrical power circuit unless they are protected against electrical shock by de-energizing the circuit and grounding it, or are protected by effective insulation or other means, and are wearing required personal protective equipment.
- The electric power supply will be generally made available at one point in the works site of the contractor by the Department.
- All three phase equipment shall be provided with double earthing. All light fixtures and portable equipment shall be effectively earthed to main earthing.
- The Contractor shall not connect any additional load without prior permission of Department.

- Joints in earthing conductors shall be avoided. Loop earthing of equipment shall not be allowed. However, tapings from an earth bus may be done.
- Materials for all electrical equipment shall be selected with regard to working voltage, load and working environment. Such equipment shall conform to the relevant standards.
- Electric fuses and/or circuit breakers installed in equipment circuits for short circuit protection shall be of proper rating. It is also recommended that high rupturing capacity (HRC) fuses be used in all circuits. For load of 5 KW or more earth leakage circuit breaker of proper rating shall be provided in the circuits.
- Wires and cables shall be properly supported and approved method of fixing shall be adopted. Cables shall not be left on floor/ground. Loose hanging of wires & cables shall be avoided. Lightning and power circuits shall be kept distinct and separate.
- All cables and wires shall be adequately protected mechanically against damages. In case, the cable required to be laid underground, it shall be adequately protected by covering the same with bricks, Plain Cement Concrete (PCC), tile or any other approved means.
- All armoured cables shall be properly terminated by using suitable cable glands. Multi-stranded conductor cables shall be connected by using cable lugs/ sockets. Cable lugs shall preferably be crimped. They shall be of proper size and shall correspond to the current rating and size of the cable. Twisted connections will not be allowed.
- All the Distribution Boards, Switch Fuse units, Bus bar chambers, ducts, cubicles etc. shall have MS enclosures and shall be dust, vermin and waterproof. The Distribution Boards, switches etc. shall be so fixed that they shall be easily accessible.
- The Contractor shall provide proper enclosures/covers of approved size and shape for protection of all switch boards, equipment etc. against rain.
- Isolating switches shall be provided close to equipment for easy disconnection of electrical equipment or conductors from the source of supply, when repair or maintenance work has to be done.
- Adequate working space shall be provided around electrical equipment, which requires adjustment or examination during operation.
- All portable appliances shall be provided with three-core cable and three-pin plug. The third pin of the plug shall invariably be earthed. It shall be ensured that the metal part of the equipment shall be effectively earthed.

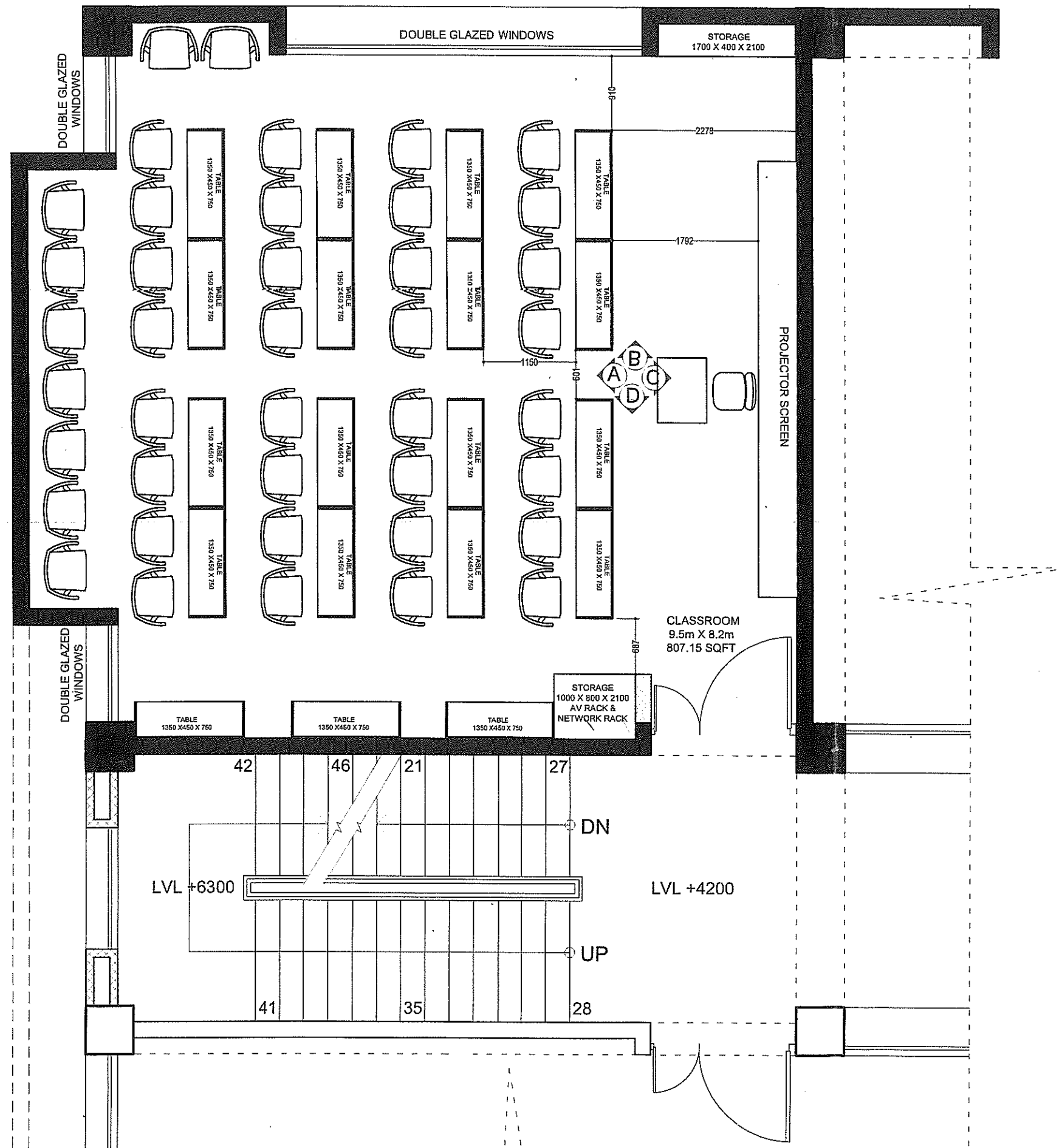
## **TENDER DRAWINGS**

## Tender Drawings

**Name of the work:-** “inStem – Civil Engineering and Interior Works for the Development of a 40-Seater Classroom and Workshop”.

**TENDER NOTICE NO:** inStem/Interior/15021/1/NleT- 87/2025-26 DT. 30.06.2025

Sl No.	Name of the drawing	Drawing no.	Remarks
1.	Layout – inStem - 40seater classroom at DHRH 1 <sup>st</sup> floor	inStem/DHRH/FF/Classroom	
2.	Layout – inStem -Technology Platforms at academic building	inStem/GF/Technology platforms	



SL.No	NOTES	
1.	DO NOT SCALE THE DRAWING. READ THE DIMENSION ONLY.	
2.	ALL DIMENSION ARE IN MM.	
3.	ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT & ENGINEER INCHARGE.	
<div>NOTE:</div> <div><div>1. SEATING : 32 + 9 = 41 No.S</div><div>2. EXECUTIVE CHAIR : 1 No.S</div><div>3. TABLES : 16 + 3 = 19 No.s (1350mm X 450mm X 750mm)</div><div>4. TABLE : 1 No.s (800 X 600 X 750)</div><div>5. 7 SEATER SOFA WITH CENTER TABLE</div><div>6. STORAGE UNIT - 1000 X 800 X 2100 (INCLUDING AV &amp; NETWORK RACK)</div><div>7. STORAGE UNIT - 1700 X 400 X 2100</div><div>8. BLINDS : 1400 RL (2No.S) + 4800 RL(1 No.S )</div></div> <div><div><div><div>Rev no</div><div>Description</div><div>Date</div></div><div><div><div>Institute for Stem Cell Science and Regenerative Medicine. GKV Campus, Bangalore 560065.</div><div><div><div>PROJECT</div><div>inStem DHRH Building - CLASSROOM @ FIRST FLOOR</div></div><div><div>TITLE</div><div>FURNITURE LAYOUT</div></div><div><div>Scale : NTS</div><div>DATE : 05.06.2025</div></div><div>TENDER PURPOSE ONLY</div></div><div><div>DRG No:</div><div>Revision :</div></div><div><div>inStem/DHRH/FF/Classroom</div><div>R0</div></div></div></div></div></div>		

