

**TENDER DOCUMENT**

**FOR**

**RENOVATION OF  
UNION BANK OF INDIA  
FLATS (4 NOS)**

**AT**

**MANIMAJRA, (CHANDIGARH)**

**OFFICE OF THE  
REGIONAL HEAD  
UNION BANK OF INDIA  
SCO 64-65, 1ST FLOOR,  
SECTOR 17-B, CHANDIGARH - 160017**

ARCHITECTS :

**GURDEV GROUP OF ARCHITECTS**

SCO 1094-95, SECTOR 22-B,  
CHANDIGARH – 160 022  
PHONE : 0172-5068450  
MOBILE : 094170-08450

Cost of Tender: Rs. 1000/- (DD favoring "Union Bank of India" payable at Chandigarh)

Date of receipt of tenders: 21.05.2022 up to 02.00 pm

Date of opening of tenders: 21.05.2022 up to 03.00 pm

### **DETAILS OF TENDER**

- |     |   |   |
|-----|---|---|
| 1.  | Details of work to be done :                                | Renovation of UBI Flats (4 Nos)<br>At Manimajra   |
| 2.  | Form of Contract :  | Item wise rate  |
| 3.  | Earnest Money :   | Rs. 60,000/- (Sixty thousand only)<br>In form of Demand draft in favour of<br>Union Bank of India payable at<br>Chandigarh. |
| 4.  | Period of contract /<br>time of Completion :                | 60 days   |
| 6.  | Liquidated damages for non-<br>completion of work in time : | 1.0% of the contract value per week<br>subject to a max of 10% of the<br>Contract value.                                    |
| 7.  | Defect Liability Period :                                   | 12 months (Twelve months) from the<br>Date of virtual completion as certified<br>by Architect / employer.                   |
| 8.  | Retention amount for 12 months :                            | 3% of the total bill (including EMD)  |
| 9.  | Period of submitting of<br>Final bill.                      | :15 days from the date of completion.   |
| 10. | Mobilisation Advance /<br>Secured Advance                   | : No mobilization Advance / secured<br>Advance will be given to the<br>Contractor.  |
| 11. | Place and date of opening of<br>tenders                     | :Office of the Chief Manager (P&D)<br>Union Bank of India,<br>Regional Office, Sector 17-B,<br>Bank Square, Chandigarh      |

**REGIONAL HEAD,  
UNION BANK OF INDIA,  
R.O. SECTOR 17-B,  
CHANDIGARH.**

**TENDER FOR THE RENOVATION OF UNION BANK OF INDIA FLATS (4 NOS) at  
MANIMAJRA, CHANDIGARH**

**GENERAL CONDITIONS**

1. The Contractor shall sign each page of this tender.
2. Payment to the Contractor Agency shall be made as per actual work done at site.
3. Quantity of work may increase or decrease at site as per requirement, which shall not affect the rates quoted by the contractor.
4. Furnishing works including electrical works etc. shall be done to the complete satisfaction of Bank and Architect-in-charge.
5. All teak / Cedar wood / rubber wood to be used should be knotless which is to be polished with all background surface preparation coarses maintaining the visibility of wood grains.
6. The contractor agency shall keep particular vigil on his workers / carpenters / painters etc. to maintain very good workmanship of all items, failing which no payment shall be made and no claim of material / labour used shall be made to him in any case, and the same work shall be executed by him again without charging any extra cost.
7. All rates shall be quoted in words & figures & any cutting over writing shall be signed.
8. All items to be executed as per drawings, if any change is required, the same shall be brought to the notice of Architect-in-Charge.
9. Any tender / quotation containing clerical or arithmetical mistakes shall be rejected.
10. Any addition, alteration or correction shall be signed and stamped properly.
11. Contractor agencies are advised (before quoting the rates) to inspect the site of the proposed work. He must go through all drawings and specifications and documents.
12. The Bank reserves the right to accept / reject any tender / quotation without assigning any reason.
13. The Contractor agency should have already executed works of furnishing interiors & exterior, civil work of very good workmanship.
14. Quality of material and workmanship rejected by the Architect / Concerned Authorities shall be removed immediately by the contractor and rectified / replaced.

15. No advance payment shall be made to the Contractor on supply of any material supplied at site for execution. Payment shall only be made on execution of any concerned / particular item.
16. The rates shall include the cost of coat of anti termite treatment on all wooden frame work and all commercial ply / board used for partitions and paneling, furniture etc. The contractor/s shall have to dismantle & dispose the existing counters, tables & partitions within the quoted cost of the total furnishing works.
17. Rates for partitions, paneling, wall cladding and false ceiling shall include cutting and making good of necessary cut-outs/chiseling to be made for electrical conduits, switch boards etc.
18. Bank shall not be responsible for any lose or damage to the contractor/labour due to any natural calamity during the course of construction. Contractor is liable to make good all the damages if any, till the work is completed and handed over to the Bank authorities.
19. Any payment to the contractor on account of execution of work, whether it is running payment or final, shall be verified by the Architect-in-Charge.
20. Unless, otherwise mentioned all materials to be used shall be I.S.I. marked. Failure to do so, the work may be rejected and in that case contractor shall have to remove the defective materials and replace / re-do the work for which no claim shall be entertained.
21. The total work shall be supervised by the Architect-in-Charge and he/she shall be kept fully informed by the contractor regarding the progress of work.
22. Bank may award the work in part or whole to a single party or any other party.
23. It may please be noted that the Bank is not bound to allot the work to the lowest party. And as such, the allotment of work shall be based on workability of rates quoted by the contractor on account of quality work.
24. The bank reserves the right to reject any or all the tenders without assigning any reason whatsoever.
25. The earnest money deposited shall not carry any interest and will be refunded to the unsuccessful tenderers.
26. Earnest money paid by the contractor shall be forfeited by by the Bank if contractor fails to undertake the job if he is communicated about acceptance his rates/tender.
27. The contractor shall take all the necessary precautions while working and to safe guard adjacent property, Bank's property, Bank's Employees, and traffic persons.
28. All the rates quoted are inclusive of removal of rubbish/ debris collected during the progress of work, rejected materials etc.
29. The contractor shall not directly or indirectly sublet the work to other party without written permission of the Bank.
30. The quantities mentioned in schedule are provisional and likely to increase/decrease to any extent or may be omitted thus altering the

aggregate value of the contract. No claim for loss of profit / business shall be entertained on this account.

31. The Bank reserves the right to distribute the work for which quotations have been called, among more than one parties, if found necessary. No claim in this respect shall be considered and the contractor agrees to cooperate with other agencies appointed by the Bank.
32. All the workers of the contractor must be properly covered by an insurance policy under "Workman's Compensation act" and "Fatal Accidents Act". The contractor at his own expenses arrange to effect and maintain until the virtual completion of the contract, insurance policy in the joint name of Bank and the contractor against this risk to be retained by the Bank until the virtual completion of the work, and indemnify the Bank from all the liabilities arising out of such events. In case of delay, contractor shall arrange to extend insurance policy till work is completed.
33. All the work should be completed within the specified period in the tender. If the work is delayed due to the reasons beyond the control of the contractor, he should keep intimating the Bank explaining, therein the reasons for such delays, immediately and if in the opinion Bank's authorities the delay is justified, the contractor shall be granted extension in time limit.
34. The contractor shall furnish well in time before work commence at his own cost, colour samples, samples of materials or workmanship that may be called by Bank's Architect / Engineer for approval. Rates quoted shall cover for such preliminary work.
35. All the glass panes, door handles/ hinges, electric fittings, fans, furniture, records, floors etc. are to be thoroughly cleaned after the work is completed.
36. The rates quoted by the contractor shall be firm throughout the duration of contract (including extension of time if any granted) and will not be subject to any fluctuation due to variation in cost of material and labour.
38. Conditional tenders are liable to be rejected.
39. The successful tenderer is bound to carry out any item of work necessary for the completion of the job even those such items are not included in schedule of quantities.
40. If in any case of work required to be abandoned, the contractor shall not be entitled for any claims and he will be paid as per the actual work done till that period.
41. Decision of the Bank shall be final and binding on any matter connected with the work. The matter of any dispute shall be decided after mutual discussions based on the terms and conditions of this contract. However, if the matter cannot be resolved then the same shall be referred to the respected qualified person in agreed to both the parties and his opinion shall be binding on both the parties. However, this is precourse to any legal action in this regard.
42. If at any stage during the progress of work, it is observed that the contractor is not progressing the work with due diligence, care of lagging much behind the schedule or fails to gear up the work despite instructions from Bank's Architect, the Employer (Bank) reserves the right to terminate the contract with 7 days

notice. In such case the contractor shall be liable to pay the Employer to pay any extra cost involved for the completion of the said work and will not obstruct any way in completing the work through other agency. After completion of entire work the contractor shall be paid for the actual work executed by him at the quoted rates after deducting any claims, damages. In case of such termination the security deposit held by the Bank will be forfeited.

43. Contractor shall follow all rules / regulations in force and should possess the license for employing labour and also follow all safety measures, labour bye laws and shall be responsible for any lapse.

44. At any stage i.e. during the execution of work, any kind of change reqd. whether it is in design or specification the same has to be in-corporated by the contractor.

**CONTRACTOR**

**UNION BANK OF INDIA**

**TENDER FOR THE RENOVATION OF UNION BANK OF INDIA FLATS (4 NOS) at MANIMAJRA,  
CHANDIGARH**

**SPECIFICATIONS / BRANDS / MAKE OF ITEMS TO BE USED.**

<b><u>DESCRIPTION</u></b>	<b><u>BRAND</u></b>
a) Board / Ply / ACP :	ARCHID Sainik, Green Ply (EcoTech), Duro,
b) Laminate 1mm th. :	Merino, Formica, Greenlam, Century, AICA
c) Door Closer / Floor spring :	Everite, Doorking, Sandhu ISI Marked.
d) Drawer & Keyboard, Slide Rails :	Earl Bihari, Ebco
e) Glue for fixing commercial Board / Laminate :	Fevicol (Pidilite)
f) Glass :	Triveni, Modi Float
g) Mortice Latch & Lock :	Godrej,
h) Vertical Blinds :	Vista Levelor / Mac.
i) Tapestry/leather foam :	Harmony, Vimal, Bhor
j) Aluminium Sections :	Jindal/Mahavir/Hindalco
k) False Ceiling :	Gypsum marked "Gypsteel"
l) Synthetic Enamel :	Asian, Nerolac, ICI, Berger, Asian
m) Emulsion Paint/Plastic Paint: Vitrified Tiles / CERAMIC :	Asian, Nerolac, ICI, Berger, Asian Marbonite / Johnson / Kazaria / Somany / Varmora
n) MCBs :	Havells, MDS make only
o) DB's :	Havells, MDS make only
p) Switch & Socket :	Havells / L&T (Modular), Anchor ROMA
q) Pipe (PVC) :	Uniplast, D-Plast, AKG
r) Telephone Cable :	Delton
s) Wires :	Havells, Finolex, R.R. Kabels, Polycab
t) Cables :	Grandley, ICC, R.R. Kabels.
u) Fans :	Khaitan, Crompton, Orient
v) Mirror Optics/LED's :	Crompton, Philips
w) Spot light & light fittings :	Crompton, Philips

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S. No.	DESCRIPTION	QTY.	UNIT	RATE	AMOUNT (RS)
1	P/F Premium quality vitrified tile flooring with recommended chemical at base as per flooring pattern & colour scheme (with as much as required base filling (for leveling, if required) of cem. conc. 1 : 3 : 6 for leveling with) of size 4'x2' of Marbonite/Johnson/Kazaria/Somany/Varmora of approved colours	4400	Sqft		
2	Skirting: 4" high of same tiles as above	2800	Rft		
3	Providing & fixing 1mm th laminate on existing cup board wooden shutters with base ply 6mm thick with side margins, painting polishing, SS handle 9", lock, catchers, chitkani etc. complete.	720	Sqft		
4	Cutting & Repair of existing doors due to tiles flooring.	10	Nos		
5	Providing & fixing ceramic/vitrified anti skid floor tiles of Marbonite/Johnson/Kazaria/Somany/Varmora of size 12"x12" / 16"x16" in toilets with joint filling white cement & matching pigment. The job shall include the dismantling of existing floor tiles of the toilets, including the disposal of malba.	400	Sqft		
6	Providing & fixing vitrified glazed tiles of size 48"x24" of Marbonite/Johnson/Kazaria/Somany/Varmora in toilets' walls, joint filling with white cement & matching pigment. The job shall include the dismantling of existing wall tiles of the toilets, including the disposal of malba.	2200	Sqft		
7	Painting work in flat: walls and ceiling which includes removal of existing loose paint, preparation of surface with putty, POP etc, properly sand-papering the surface and then finally painting with 3 coats of plastic paint of reqd color with Nerolac / Burger/ Asian or equivalent to a smooth finish.	14900	Sqft		
8	Painting work on existing cup boards door shutters, all wooden doors, windows, M.S. grills with 3 coats of synthetic enamel paint of reqd color with Nerolac / Burger/ Asian or equivalent to a smooth finish. (Note: for measurements of paint on windows, the area shall be taken as window's front area x 3 times, which shall include the painting of chowkhats alround, glass & Jali pallas and grills from inside & outsides.	15880	Sqft		
9	External painting of Flat, with Apex Asian, Dulux, Shalimar exterior paint.	4000	Sqft		
10	Replacement of 5mm thick glasses in windows with putty/wooden beading.	80	Sqft		
11	Providing & fixing curtain pelmets 7/8" wide made of 19mm th com ply finished with 1mm th laminate and T/W margins, painting polishing complete.	320	Rft		
12	Providing & fixing broken Curtain rods.	250	Rft		
13	Making provision of washing machine in rear sit-out in all 4 flats with concealed cPVC 1" dia pipe including disposal of its waste water in F.T. of kitchen.	Job	LS		
14	Providing and fixing storage cabinets in kitchen below work top, made of 19mm th commercial board/ply, lipping, auto hinges, post-formed front shutters/drawers laminate (extra glazed) as per	200	Sqft		



	color approved, internally laminated with 0.6mm th laminate. The job includes sliding drawers such as cutlery, plates, Atta tray, bottles tray & others basket trays etc. complete.				
15	Providing & fixing PVC W.T. of Diplast 750 Litres capacity with all necessary fittings & base preparations.	3	Nos		
16	Providing & fixing Anti Birds Nylon Net in balconies / verandah.	890	Sqft		
17	Providing and fixing C.P. fittings of Parryware / S.S. / Jaquar make including necessary cups, extn nipples and necessary fittings etc. This job shall include the concealing of existing G.I. pipes or providing the new G.I. / cPVC pipe wherever reqd with complete fittings.				
i	Small body taps (Parryware Model No. G1404A1)	16	Nos		
ii	Long body taps (Parryware Model No. G1405A1)	24	Nos		
iii	Angle Valves / Stop Cocks / conceals (Parryware Model No. G1453A1)	72	Nos		
iv	PVC Connection pipes	64	Nos		
v	Waste pipes for Sink complete	4	Nos		
vi	Waste pipes for Wash Basin complete	8	Nos		
vii	European W.C. (Flair Model or equivalent) with cistern tank complete fittings.	4	Nos		
viii	Indian W.C. (Smart Pan) with pvc cistern tank complete fittings.	4	Nos		
ix	Wash basin Qubex Model	8	Nos		
x	Seat cover	4	Nos		
xi	Jet spray for WC	4	Nos		
xii	Towel Rail 2'-0" long	8	Nos		
xiii	Soap Dish	16	Nos		
xiv	Soap dish with tooth brush stand	8	Nos		
xv	SS Corner shelf (3 Shelves)	8	Nos		
xvi	Mirror 18"x24"	8	Nos		
xvii	Towel ring	4	Nos		
	<b>ELECTRICAL WORKS:</b> (The job shall include dismantle / removal of existing wiring, switches, D/B's etc.				
18	Providing & fixing 3 Phase 4-way MCB DB with 10 Nos 6-32 Amp MCB's, 4 no DP & 1 No 100 Amp TPN. (in all 4 flats)	Job	LS		
19	<b>ELECTRICAL POINTS :</b> Providing laying, fixing & testing of electrical points including wiring from MCB's to switches, plate type switches, socket & M.S. Modular boxes with rust proof treatment size to accommodate the required nos. of switches & sockets plus circuit wiring from switches to lights/fans/fixtures etc. wherever required complete with earthing 1.00 mm <sup>2</sup> multi strand wire in 25mm dia. Unbreakable PVC conduit ISI marked with specials under floor / wall & above false ceiling or making truff under / along work - stations including chase cutting, disposal of melba away from the site and repair of the same with cement mortar, copper conductor wires only will be used of approved make.				
a	P / F 32 Amp wiring with MCB from D/B to site of outdoor and indoor A/C Unit, i.e. circuit wiring with 4mm sq. multi-strand PVC copper wire, earth wire with DP switches  (12 Pts in all 4 flats)	JOB	LS		
b	15 Amp wiring with 2.5mm sq. multi strand PVC copper wire & metal clad enclosure sockets & plus.	JOB	LS		

	(40 Pts in all 4 Flats)				
c	5 Amp plug point wiring with 1.5mm sq. multi stand PVC copper wire inc. Plate switches, sockets, plugs. Etc. (48 Pts in all 4 Flats)	JOB	LS		
d	Electrical points for: lights, fans & exhaust fan point wiring with 1.5mm sq. from D/B to switches & fittings multi strand PVC copper wire including plate switches, sockets, etc. ( For payment no. of switches shall be counted). (140 switches in all 4 flats)	JOB	LS		
	<b>TOTAL</b>				

Quote discount, if any (-)

=Rs.-----

Total ... ..

=Rs.-----

Add GST @ 18%

= Rs. ....

Net Total ... ..

=Rs.-----

(Rs. in words. ....)

CONTRACTOR

UNION BANK OF INDIA