

TENDER DOCUMENTS FOR EXTERNAL AND INTERNAL PAINTING & REPAIRING

DIAMOND CITY WEST, 18 HO CHI MINH SARANI,

KOLKATA :700061

NOTICE INVITING TENDER NO : NIT/DCWAOA/2019/001

DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA)

(Project name : DIAMOND CITY WEST, 18 HO CHI MINH SARANI, KOLKATA:700061)

TENDER DOCUMENTS FOR EXTERNAL REPAIRING AND PAINTING OF DIAMOND CITY WEST ALL THE TEN TOWERS ALONG WITH FRONTAGE OF ALL THE FOUR GATES, BOUNDARY WALL , EXPOSED METAL PARTS & AC CHANNELS (PIPE LINE) OF ALL THE TOWERS.

1. Name of the work :
 - i) Surface & common area painting (details enclosed) of DIAMOND CITY WEST 18, HO- CHI- MINH SARANI, KOLKATA 700061, Grills (exposed areas), All the Gates & FRONTAGE OF GATE AREA.
 - ii) Repairing & painting all the exposed damaged portion of towers as well as in side of the boundary wall
 - iii) Installation of new AC channels (AC PIPE LINE) for all the Towers.

2. Paint manufacturers with repute and proven track records will be allowed to participate in the tender process and the manufacturer will authorize one of their best applicators and warrant their applicator's work. Guarantee / Warranty from both Paint Manufacturer and Applicator will have to be ensured before evaluation / opening of their price bid and before placement of award of work.

3. Estimated Value : Rs. 175.00 Lakhs

4. Earnest Money : Rs. 4,50,000/-in the form of D.D./Banker's cheque in the form of Demand Draft/Pay Order drawn in favor of "**DIAMOND CITY WEST APARTMENT OWNERS' ASSOCIATION**" payable at KOLKATA to be paid at the time of submitting the tender in a separate envelope super scribed "PAINTING AND REPAIRING OF DCW"

5. Last Date and Time of Submission of Tender : 31/01/2019 at 15.00 Hrs

6. Pre bid meeting with vendors : 20.01.2019 AT 11.00 HRS

5. Date & Time for opening of Technical bid (Part-A) : 03/02/2019 at 11.00 HRS
6. Date & Time for Opening of Price bid (Part-B). :To be intimated later on to technically qualified bidders.
7. Address for submission of tender : PROPERTY MANAGER OFFICE, DIAMOND CITY WEST 18, HO CHI MINH SARANI ,KOLKATA 700061. Ground Floor OF TOWER NO -2
8. Place of Opening of the Tender : DIAMOND CITY WEST APARTMENT OWNERS' ASSOCIATION OFFICE GROUND FLOOR OF TOWER -1
9. Tender fee :Rs. 1000/- (NON REFUNDABLE) in Bankers pay order or DD in the name of "**DIAMOND CITY WEST APARTMENT OWNERS' ASSOCIATION**"

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Technical bid (Part-A)

GENERAL TERMS & CONDITIONS :

1. **Submission of Tender:** Tenders should be submitted in two Parts i.e. "Technical bid" (Part-A) and "Price bid" (Part-B) in two separate sealed envelopes. Both the parts should be further put in a single sealed envelope superscribing TENDER No. & name of work, due date for opening, bidder's name & address. The tender duly filled in may be sent to above mentioned address either by post or hand delivered in the tender box kept in the PROPERTY MANAGER OFFICE GROUND FLOOR OF TOWER-2, after ensuring that due entries are made in the tender register kept at the PROPERTY MANAGER OFFICE. It should not be handed over to any employee of the OFFICE. No tender shall be accepted later than the time schedule specified above. Any clarifications/amendments/corrigenda etc., to DCWAOA before last date of submission of bid will only be available on our website: www.dcwaoa.org Therefore bidders are advised to keep visiting our website.

2. Technical Bid (Part-A) : In this bid, the bidder shall submit the following:

- a. Covering letter on Company's Letter head
- b. Bio data of company (Company profile, organizational setup, credentials, list of plant, machinery & tools in his possession).
- c. Earnest Money Deposit.
- d. Copies of TIN, PAN ., Service Tax, GST NOS.
- e. Copies of work orders and completion certificates of painting works executed successfully during the last 5 yrs. in Govt., Public sector, Autonomous body or reputed Public Ltd. Company, with at least one work of value not less than Rs. 175.00 lakh or two similar works, each of value not less than Rs. 100.00 lakhs or three similar works, each of value not less than Rs. 70.00 lakhs.
- f. Entire NIT (NOTICE INVITING TENDER) (except Price bid) duly signed & stamped by the bidder.

(Note- 1 : Completion certificate submitted should be by an officer not below the rank of Executive engineer.

3. All documents submitted by the bidder should be self-attested along with stamp and should be valid up to the last date of validity of tender.

Price Bid (Part-B) : In this bid, the bidder is required to quote his item rates in the BOQ (BILL OF QUANTITIES) attached in accordance with the scope of work, terms & conditions & technical specifications enclosed. The rates/price quoted by contractor should be all inclusive i.e. should include all material cost, labour, services, plant/machinery/tools & tackles, ladders & scaffolding required for work, freight, Insurance, Octroi, Govt. duties & levies, taxex (VAT, Service Tax, Sales Tax,,GST etc.), transport/cartage of materials/labour and all other expenses not specifically mentioned but reasonably implied. Nothing over and above these rates shall be payable to contractor. Further nothing extra in rates will be considered for any variations in tender quantities or due to any site difficulties. It is mandatory for bidder to quote all items rate as asked for in the BOQ/ PRICE schedule. Failure in not filling some item rates will lead to rejection of tender. The bidders should quote unconditional rates, neatly written without any overwriting and all pages should be duly signed & stamped .

4. Earnest Money: An earnest money of Rs 4,50,000/=..has to be enclosed along with the Technical bid (Part-A). The EMD shall be only in the form of Bank Draft /Banker's cheque in favour of DCWAOA "DIAMOND CITY WEST APARTMENT OWNERS' ASSOCIATION", payable at KOLKATA. No Cheques/Cash shall be accepted as EMD. The refund of EMD to the technically disqualified & lowest 4th bidders onwards shall be made within 15 days from the date of opening of price bid. The refund of EMD of the 2nd & 3rd lowest bidders shall be made after award of work and site mobilization by the successful bidder. The EMD of the successful lowest bidder (L1) shall be held back by DCWAOA and will be released after completion of the works and site clearance.

5. Validity of Tender: Tender shall be valid for our acceptance without any change in rates and NIT conditions for a period of 90 days from the date of opening of price bid.

6. Escalation: No escalation over and above items rates quoted by the bidder shall be paid during the execution of contract.

7. Completion time: The time shall be the essence of this contract and entire work as titled above is to be completed in all respects within a period of 180 DAYS from the date of issue of LOI /Purchase order by the Centre. Any delay in completing the work for reasons attributable to the Contractor is liable for liquidated damages as per clause 15 of NIT. Under the force-majeure conditions or delay due to reasons beyond control of the contractor, DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA) may grant suitable time extension without penalty for which the contractor has to request along with the justification/ reasons well in advance to DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA) for approval without any prejudice to price escalation. No time extension request shall be considered after the expiry of completion period/contract. The decision of the PRESIDENT , DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA) regarding Time extension will be final and binding on the contractor.

8. Scope of Work : Detailed scope of work, special terms & conditions, makes of materials and specifications etc. are enclosed with this NIT as per Annexure –I. Bidder must read them before filling rates.

9. Deviations: No deviation from the stipulated terms and conditions will be allowed. Tender will be unconditional.

10. Site Conditions : Contractor shall acquaint himself fully with the site conditions and the working environment of DCWAOA before quoting his rates. No Compensation on account of any site difficulties will be entertained, at a later date, after award of the work.

11. Correspondence : All the correspondence in respect of tender/award of work shall be made to PRESIDENT , DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA), DCW. KOLKATA :700061

12. Terms of Payment : The payment shall be made on submission of the bills in proper format by the contractor after due certification by the DIAMOND CITY WEST APARTMENT OWNERS' ASSOCIATION (DCWAOA) engineer responsible for supervision of the work. Contractor can submit three interim or running bills and one final bill after completion of work for claiming payment based on actual quantities of items of work executed as per BOQ and Engineer's instructions.

13. Labour Laws : The contractor will abide by all the rules and regulations related to labour laws, accident, workmen compensation act, workmen insurance etc. This will be the sole responsibility of the contractor. IUAC will not be a party at any stage in any of the disputes relating to the above. In case, DCWAOA has to bear any expenditure due to non-conformance of the above provisions by the contractor, the same will be recovered from contractor's bills. No child labour will be deployed. ESI , PF as well as compliance to West Bengal Minimum Wage Act to be followed by successful bidder . Indemnity bond towards this will be submitted by successful bidder during execution of work.

14. Rules governing the Contractor's employees working in the DCW Premises: The contractor's employees working inside the DCW campus will abide by the DCWAOA's rules & regulations for works inside the campus. Any damage to the DCW property due to mishandling, carelessness on the contractor's or his workmen's part will be recoverable from the contractor's bills.

15. Liquidated damages : In case the work is delayed beyond the specified completion period for reasons attributable to the contractor, deductions on account of Liquidated damages @1/2% of the contract value per week will be deducted subject to a maximum of 5% of the contract value. However, during the delayed period, DCWAOA also reserves the right to get some portion of work done by any other contractor at the risk and cost of the existing contractor and amount to that effect along with 10% overhead charges will be deductible from his bills/dues.

16. Extra or substituted item- If any extra or substituted item appears in the work, contractor shall submit its rate analysis supported with documents which shall be approved by DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA). If required, DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA) can make its own analysis based on DSR document of CPWD or based on market rates for determining item rate and pay to contractor accordingly.

17. Defect Liability period: Defect liability period shall be one year from the date of completion of work. Any defect arising in this period due to contractor's fault will be rectified by him at his own cost. Failure to do so shall lead to forfeiture of security deposit.

18. Security Deposit : A security deposit equal to 10 % of the value of work will be deducted from Contractor's bills and shall be refunded after the completion of defect liability period of one year after ensuring successful performance of the system executed by the contractor. **For Warranty Purpose of the Paint (8 Years) Bidder to submit substantial document to be refunded after 8 Years from date of Completion of Job.**

19. Contractor should depute a qualified supervisor dedicated for this work, who will monitor and coordinate work from contractor's side and interact with the DCWAOA Engineers, responsible for supervision of work, on regular basis.

20. Contractor will take due permission for entry of all his workmen in DCW. No unauthorized person will be allowed to work inside.

21. The contractor will arrange all necessary materials, tools, equipment, access ladders & scaffolding, measuring instruments and working consumables etc. needed for execution of the works. Safe custody of all such material will be contractor's sole responsibility. No extra charges will be paid for the same. Watch and ward of all material till the system is taken over by DCW shall be the sole responsibility of the contractor and pilferage etc. shall be entirely to his account.

22. During execution of work, Engineer can make minor changes in the scope of work as per site conditions or other reasons. Contractor will have no extra claim in his rates for the same.

23. If during the execution of works, any damage is caused to DIAMOND CITY WEST APARTMENT OWNERS' ASSOCIATION (DCWAOA) property by contractor's workers, contractor will duly make good the loss. DIAMOND CITY WEST APARTMENT OWNERS' ASSOCIATION (DCWAOA) has the right to make suitable deduction from contractor's bills along with penalty, if contractor fails to make good the loss.

24. During execution of work, the contractor should follow all standard norms of safety measures/precautions as per relevant IS codes and CPWD specifications to avoid accidents/damages to man, machines and buildings, at his own cost. Contractor will have his own arrangement to escort the labour to the nearest hospital for treatment in case any injury happens to any worker during execution of work.

25. Manpower deployed by the contractor at our site for carrying out contract works is strictly prohibited for the person being associated with any other works on the campus.

26. No material belonging to the contractor whether consumable or non-consumable should be brought inside the DIAMOND CITY WEST campus without proper entry at the Main Gate nor any material should be taken out without proper gate pass issued by the authorized representatives of the DCWAOA.

27. During execution of the work, contractor should dispose of waste material on regular basis and should keep the area of work properly cordoned off and neat and clean as far as possible. After completion of work, contractor should clear the site completely of all unwanted and junk material before submitting his final bill.

28. DCWAOA will provide free water and electricity during execution of work at one point. The contractor has to make his own arrangements for supplying power and water from that point onwards as per his requirements.

29. Tender once submitted will remain with the Centre and will not be returned to the bidders.

30. Termination of Contract:- The President, DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA) reserves the right to terminate the contract on account of poor workmanship, failure to mobilize site within 15 days, non-compliance of specifications for the works, abnormal delay in progress of work, violation of any contract provisions by the contractor. In such case, contractor's EMD and security deposit deducted so far will be forfeited. The contract can also be terminated on the request of contractor. In such cases the contractor is liable to pay Liquidated damages @ 5% of tendered value besides forfeiture of EMD & security deposit recovered so far.

31. Any dispute arising out of this contract will be subjected to the jurisdiction of KOLKATA, WEST BENGAL.

32. Tenders not complying with any of the provisions stated in this tender document are liable to be rejected. PRESIDENT, DIAMOND CITY WEST APARTMENT OWNERS ASSOCIATION (DCWAOA) also reserves the right to accept or reject any or all the tenders without assigning any reason and does not bind himself to accept the lowest tender.

Accepted

(Signature of bidder) Note:- Entire NIT (except price bid) is to be attached with 'Technical bid (Part-A)' duly signed & stamped by the bidder

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Price bid (Part-B).

SCOPE OF WORK

Scope of work consists of (a) . External & internal painting & repairing (details enclosed) of DCW CAMPUS with premium acrylic exterior paint (b) . Internal painting of walls of common corridor areas of the building with Acrylic emulsion paint and a few places with synthetic enamel paint. (c) . Plastic paint on false ceiling made of light density particle board Maximum height of building from Ground level is less than 15 m.

Broad Scope Matrix for Estimation of Quantity for DCW complex

With clearly mentioning inclusions and exclusions, with clearly mentioning the support needed to carry out estimation

Other inputs :-

This is a broad scope of work. However, the actual required one will have to be assessed by bidder after doing necessary site survey

- a) M/s DCWAOA presently inviting an offer for estimation of quantity for renovation , painting (Internal & external) and plumbing job for its 13 storied (G +13) building (10 Nos) at their housing complex , Bakultala Kolkata – 700061 . M/s DCWAOA intends to carry out entire external painting of full complexes , Boundary Wall , ,internal painting of Corridor , Stair cases, Car Parking Area , other Rooms and Community Halls and also repair of plumbing job . Bidders are requested to visit site and get themselves fully acquainted with the present conditions and other interferences etc. before quoting for preparation of Bid. Bidder to provide the offer/Bid as per format mentioned below along with Supporting calculation .
- b) M/s DCWAOA would require to carry out following work and Bidder to prepare the estimate for the same .
 1. Quantity for Dismantling of Damaged R.C.C Chajja, Lintel Band, and Projections Etc.
 2. Quantity of Cracks if found any where in the Building / suggestion
 3. Quantity for PCC or RCC to dismantled or damaged chajja. Lintel, Band, Projections etc
 4. Quantity of Rusted Reinforcement/replacement of reinforcement wherever required (Brief area to be specified)
 5. Quantity of Water Proofing Required
 6. Quantity of Plaster (fresh) to be carried out
 7. Quantity of 15 mm sand cement mortar Plaster (4:1) using water proofing compound (sika Latex) wherever existing (outside & inside of the tower) plaster has been damaged.
 8. Quantity of Existing plaster is to be worn out properly before plastering again.
 9. Quantity of Area where Primer has to be provided over outside & inside wall, chajja, band, projection, parapet, chilla Kotha etc.
 10. Quantity of Surface Area Acrylic Emulsion paint to be used for painting outside wall, chajja, band, projection, parapet, chilla Kotha etc . DCWAOA would like to carry out Cleaning of Exterior walls surface + one coat (Exterior primer + Bio block) + two coats of weather proof acrylic emulsion
 11. Quantity of Synthetic enamel paint with a coat of primer on veranda, railing,/Grill/Steel windows, etc. is to be used for all flats of each tower and common area. DCWAOA would like to carry out Cleaning of walls and ceiling surface for Staircase & covered car parking + one coat (Exterior Primer) + 2 coats of plastic proof emulsion.
 12. Quantity of Glass of panel located at staircase and common area are to be replaced by new one in case of broken or damaged. Thickness of Damaged Glass to be mentioned.
 13. Approximate Estimation of damaged CI down Pipe for solid waste connected with Toilet of one tower along with its brief specification

14. Approximate quantity of CI down Pipe for waste water connected with Toilet of each Flat of all Towers by CI Pipe of same diameter. (If found damaged)
15. Approximate Surface area of Duct Chamber to be painted
16. Quantity of area of Staircase Metal Surface / Grills/ Railings + Wooden Portion in Staircase
17. Quantity of Area of the Door in the Mummy room, Lift Room , Fire Exit on Building , Extended landed area of Fire Building , Ground Floor Ceiling Area , Extended Portion Ceiling Area
18. Quantity of Checking, repair and replacement of water GI pipelines along with Diameter of Pipe and Specification
19. Quantity of Existing pipe line which includes checking (Bends, traps, elbows etc.), quantity
20. Quantity of Fire Line – Sizes and Surface area along with all Bends Typical
21. Quantity of Area of Boundary Wall – measurement and calculation

Description of Area

- a) Exterior Cement Surface of One Tower
- b) Exterior Cement Surface of Covered Car Parking
- c) Exterior Cement Surface of Extended Portion
- d) Exterior Cement surface of Common Facilities in One tower like Frontal area of Lift , Maintenance Room , Community Room , Letter Box Area
- e) Exterior Cement Surface of other facilities associated with Tower
- f) Exterior Cement Surface of Market Place
- g) Staircase and Cement Lobby Surface
- h) Enamelled Area like Grills in BALCONY , Windows

1) TOTAL OUTER SURFACE PAINTABLE AREA AS PER SURVEYOR REPORT. Refer Detail report for classification (Estimated) :

Item wise Description for Painting	Area in sq ft	Total sq ft
Common area	29469	29,469
Outer Surface Area (Tower # 1)	65066	65,066
Corridor (Tower #1)	19488	19488
Stair Case (Both sides) (Tower #1)	18952	18,952
Shaft (Tower #1)	11960	11960
Lift Shaft (Tower #1)	8,046	8,046
Outer Surface Area (Tower # 2 to Tower #10)	70267 x 9	6,32,403
Corridor(Tower # 2 to Tower #10)	21112 x9	1,90,008
Stair Case (Both sides) (Tower # 2 to Tower #10)	20392 x9	1,83,528
Shaft (Tower # 2 to Tower #10)	12880 x9	1,15,920
Lift Shaft (Tower # 2 to Tower #10)	8586 x9	77,274
Reception (Tower # 1 to Tower #10)	1062 x10	10,620
Car garage space including column	98397	98,397
Temple	3240	3240
Other Misc. common areas (Community Halls , Saloon, inside of Common Toilet on Each Tower)	37410	37,410
Inside of Boundary Wall	33,498	33,498
TOTAL	15,35,279	15,35,279

(B) TOTAL METAL SURFACE PAINTABLE AREA AS PER SURVEYOR REPORT -Estimated)

Item Description for Metallic Painting	Area in sq ft	Total sq ft
Fencing of Tennis Court + Basketball Court	5626	5,626
MS Grills of Tower #1 -17220	17,220	17220
MS Grills of Tower #2 to Tower # 10	18655 x9	1,67,895
MS Grill Above Boundary wall in Shop Area	480	480
Gates (3 Nos)	336	336
TOTAL		1,91,557

(C) TOTAL REPAIRABLE AREA : 33,033 sq ft (Estimated)

Item wise Description for Painting	Area in sq ft
OUTER SURFACR AREA	15,35,279
Metal Surface Area	1,91,557
Repairable area	33,033

(D) Installing AC Pipe Lines work : 3000 Running feet (Estimated)

SPECIAL TERMS AND CONDITIONS

- 1) Makes of various paints to be used by contractor will be according to the list of approved makes given. No other makes will be used by the contractor.
- 2) Contractor will first submit the shade cards of relevant make of paint to DCWAOA for approval of colour before procuring the paint in bulk.
- 3) No mixing will be allowed with strainer to achieve a particular colour. Contractor will procure direct colour paint of approved shade and apply directly.
- 4) Contractor will thoroughly clean all paint marks left here and there due to spilling and splashes of paint at no extra cost.
- 5) Contractor's job will also include removing of all melba and debris arising in the process of painting including washing of floor to remove stains of paint, at no extra cost.
- 6) No extra measurement factor will be applied for measurement of paint done on sand faced and rough cast plaster. Contractor will be paid on the basis of plain elevational area. Contractor, if he so desires can visit the site and see the actual surfaces of walls before quoting.
- 7) Contractor will arrange proper ladders, scaffolding and jhoolas (for painting at higher levels) at his own cost and will take all safety measures like safety belts , extra labour to hold ladders/Jhoolas etc. If it is observed that work is proceeding without adequate safety precautions, work may be stopped by DCWAOA engineer and in such cases, contractor will be solely responsible for delay and its consequences thereof.
- 8) Contractor shall provide manufacturer's certificate for the material supplied at site and contractor shall bring 75% of theoretical quantity of required painting material before start of work.
- 9) Satisfactory evidence for the warranty of 8 (eight) years.

Price bid

TURN KEY QUOTATION:

Painting system	WARRANTY PERIOD	Area (Sq Ft)	TOTAL COST (in Rupees)
OUTER SURFACR AREA PAINTING	8 YEARS		
Metal Surface Area			
Repairable area			
AC PIPE LINE ENTIRE COMPLEX			
TOTAL			

Also Bidder should quote the Specific Unit Rate for specific work which Bidder feels appropriate to be required to carry out the work for Clients Satisfaction (e.g.- PCC etc)

Accepted

(Signature of bidder) Note:- Entire NIT (except price bid) is to be attached with ‘PRICE bid (Part-B)’ duly signed & stamped by the bidder

TECHNICAL SPECIFICATIONS

1. For external paint, Contractor will thoroughly clean and wash the existing cement painted wall surfaces before starting paint at no extra cost. Contractor's quoted rates will include scrapping the loose paint and cleaning the entire surface with wire brush/sandpaper/broom .
2. Repairs (like repairing broken edges of walls, filling depressions etc.) with POP/wall care putty) will be carried out by contractor before starting painting work, at no extra cost. Same will be accounted for in his quoted rates.
3. Detailed technical specification for painting work with respect to materials & workmanship and mode of measurements will be as per IS codes and CPWD specifications, unless mentioned otherwise.
4. Thinner if required, may be added (not more than 10 %) in enamel paint with the prior permission of DCWAOA Engineer.
5. There should be proper time gaps (at least 4 hours) between two coats of paint to ensure drying of first coat of paint.
6. The approved quality, make & shade of paint shall be maintained by the Contractor throughout the work. The covering capacity ratio with respect to quantity of paint should be strictly adhered to by the Contractor as per specification. For any lapse / deficiency in this regard, a suitable deduction shall be made from the contractors bill.
7. All painting material to be used should be of Premium/first quality.

LIST OF APPROVED MAKES (Premium/1st quality paints to be used of the following makes)

1. Acrylic Exterior paint : Shalimar, Asian, ICI, AKZO NOBEL, Berger, Nerolac or equivalent
2. Synthetic enamel Paint : Shalimar, Asian, ICI, Berger, Nerolac or equivalent
3. Acrylic emulsion paint : Shalimar, Asian, ICI, Berger, Nerolac or equivalent
4. Cement Primer : same as item 3
5. Adhesive (for mixing in white wash): DDL(M/S Pidlite), SDL(M/S Chemisol)
6. Wall care putty : JK, Birla

Accepted

(Signature of Bidder)

Note:- Entire NIT (Every pages of this NIT) is to be attached with Technical bid (Part-A) and 'PRICE bid (Part-B)' duly signed & stamped by the bidder

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