

**TENDER DOCUMENTS FOR EXTERNAL AND INTERNAL
PAINT/POLISHING (WORKS ON MATERIAL & LABOUR BASIS)**

for

RAS OFFICERS' CLUB PROJECT

at

**Plot No. 2, Institutional Area, Near Dainik Bhaskar Office,
JLN Marg, Jaipur**

Name of the work .	: External & Internal Paint/Polishing Works of RAS Club Building
Date and Time of submission of Tender (At Plot No. 2, Institutional Area, Near Dainik Bhaskar Office, JLN Marg, Jaipur)	: 23th January, 2019 before 1.00 pm
Opening of Technical Bid	: 24th January, 2019 (12.00 pm) onwards
Opening of Financial Bids & Presentation (At DLB, Jaipur)	: 24th January, 2019 1.15 pm onwards
Time of Delivery .	: As per stage wise requirement of site (Starting from 10 days to maximum 10 Months)

Tender for **External & Internal Paint/Polishing Works** of the proposed **RASO'I Institute (Club House) building** at Plot No. 2, Institutional Area, Near Dainik Bhaskar, Jaipur.

Following documents are enclosed with External & Internal Paint/Polishing Works of RAS Club Building:

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| 1. Project Detail | – Annexure 1 |
| 2. General Conditions | – Annexure 2 |
| 3. Other Information | – Annexure 3 |
| 4. Special Terms & Conditions | – Annexure 4 |
| 5. Approved Makes | – Annexure 5 |
| 6. B.O.Q (Bill of Quantities) | – Annexure 6 |

PROJECT DETAILS

RAJASTHAN PRASHASHNIK SEVA PARISHAD, a registered society having a land measuring around 3270 Sq.mt at Plot No.2, Institutional Area, near DAINIK BHASKAR is developing a **RASO'I S' INSTITUTE (CLUB HOUSE)** building through **RASO'I s' Institute** (a registered society formed for the purpose of building and running this club house) who will act as the employer for the Project.

This **CLUB HOUSE** building comprising of 2 Basement floors and 6 over ground floors (with the total built up area of approx. 1,20,000 Sqft.) is supposed to house a number of facilities. It will be developed as a green complex with greenery around. The facilities include proper parking space at 2 basement and ground levels, coffee shop, indoor sports areas, outdoor sports areas, swimming pool, banquet hall, conference halls, guest rooms, restaurant, bar, roof top structures, Gym, Health Club etc.

GENERAL TERMS & CONDITIONS

1. Each tender should be sent in a double cover, inner cover should be sealed with tenderer's distinctive seal. The outer cover should bear the address of this office and super scribed with correct Enquiry No. and Due Date. Tender should be free from CORRECTION AND ERASURES. Corrections, if any must be attested. All amounts shall be indicated both in words as well as in figures. Where there is difference between amount in figures and words, amount quoted in words shall prevail.
2. Technical cum Financial bid will be opened at 1:00 PM on Due Date. The Technical cum Financial bid should accompany copy of documents like authorized dealership certificate, earlier supply order details of similar equipment and their performance feedback from customers, company profile and present status, product catalogue of the models offered, technical specifications of the product, Financial Terms & Conditions and other relevant documents etc.
3. Price bid of technically accepted bidders only will be opened. No revision of prices will be entertained after Tenders are opened, unless mentioned in our enquiry / asked so by RASOI.
4. Manufacturer's name, Trade Mark or Patent No. if any, shall be specified in the Technical cum Financial Bid.
5. Please mention the relevant national / international standard code of the product quoted for in the Technical cum Financial bid.
6. The RASOI shall be under no obligation to accept the lowest or any other tender and shall be entitled to accept or reject any tender in part or full without assigning any reason whatsoever.
7. Price quoted shall be valid till tenure of project from the date of opening
8. **Validity of Tender:** Tender shall be valid for our acceptance without any change in rates and NIT conditions for a period of 10 Months from the date of opening of price bid.
9. **Escalation:** No escalation over and above items rates quoted by the bidder shall be paid during the execution of contract.
10. **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 Ten (10) months from the date of issue of work order by RASOI. Any delay in completing the work for reasons attributable to the Contractor is liable for liquidated damages as per clause 14 of NIT. Under the force-majeure conditions or delay due to reasons beyond control of the contractor, RASOI may grant suitable time extension without penalty for which the

contractor has to request along with the justification/ reasons well in advance to RASOI 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 RASOI regarding Time extension will be final and binding on the contractor.

11. **Scope of Work:** Detailed scope of work, special terms & conditions, makes of materials and specifications etc. are enclosed with this NIT as per Annexure – 5 Bidder must read them before filling rates.
12. **Deviations:** No deviation from the stipulated terms and conditions will be allowed. Tender will be unconditional.
13. **Site Conditions:** Contractor shall acquaint himself fully with the site conditions and the working environment of RASOI before quoting his rates. No Compensation on account of any site difficulties will be entertained, at a later date, after award of the work.
14. **Terms of Payment:** The payment shall be made on submission of the bills in proper format by the contractor after due certification by the PMC engineer/RASOI responsible for supervision of the work. Contractor can submit two 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/drawings and Engineer's instructions.
15. **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. RASOI will not be a party at any stage in any of the disputes relating to the above. In case, RASOI 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.
16. **Rules governing the Contractor's employees working in the RASOI Premises:** The contractor's employees working inside the RASOI campus will abide by the PMC/RASOI's rules & regulations for works inside the campus. Any damage to the RASOI property due to mishandling, carelessness on the contractor's or his workmen's part will be recoverable from the contractor's bills.
17. **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 @1/4% of the contract value per week will be deducted subject to a maximum of 2% of the contract value. However, during the delayed period, RASOI 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.
18. **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 PMC/RASOI. If required, PMC/RASOI can make its own analysis based

on BSR document of PWD or based on market rates for determining item rate and pay to contractor accordingly.

19. **Defect Liability period:** Defect liability period shall be **2 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.
20. **Security Deposit:** A security deposit equal to 5% of the value of work will be deducted from Contractor's bills and shall be refunded after the completion of defect liability
21. period of 2 year after ensuring successful performance of the work executed by the contractor.
22. Contractor should depute a qualified supervisor dedicated for this work, who will monitor and coordinate work from contractor's side and interact with the PMC/RASOI Engineers, responsible for supervision of work, on regular basis.
23. Contractor will take due permission for entry of all his workmen in construction site. No unauthorized person will be allowed to work inside.
24. 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 work is taken over by RASOI shall be the sole responsibility of the contractor and pilferage etc. shall be entirely to his account.
25. 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.
26. If during the execution of works, any damage is caused to RASOI property by contractor's workers, contractor will duly make good the loss. RASOI has the right to make suitable deduction from contractor's bills along with penalty, if contractor fails to make good the loss.
27. During execution of work, the contractor should follow all standard norms of safety measures/precautions as per relevant IS codes and PWD 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.
28. Manpower deployed by the contractor at our site for carrying out contract works is strictly prohibited being associated with any other works on the campus.
29. No material belonging to the contractor whether consumable or non-consumable should be brought inside the RASOI 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 PMC/RASOI.

30. 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.
31. RASOI 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.
32. Tender once submitted will remain with the RASOI and will not be returned to the bidders.
33. **Termination of Contract:** The RASOI 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.

34. **Any dispute arising out of this contract will be subjected to the jurisdiction of Jaipur court.**
35. Tenders not complying with any of the provisions stated in this tender document are liable to be rejected. **RASOI also reserves the right to accept or reject any or all the tenders without assigning any reason and do not bind him to accept the lowest tender.**

Accepted

(Signature of the bidder)

Other Information:

- 1) The bid document can be downloaded from the RASO'I website www.rasassociation.com, free of cost.
- 2) Bidders shall have to submit their offers in two separate envelopes.
- 3) The sealed cover within the main cover should contain:
 - (a) Qualification, Credentials, Security Deposit clearly marked “**Packet A**”.
 - (b) Financial bid clearly marked “**Packet B**”.

The “Packet A “should contain -

- a) Details of the Bidder, Contact Address, email, phone, Fax.
- b) Documents in support of the eligibility criteria for this bid.
- c) Bidders to provide indemnity bond stating that they are not blacklisted by any Govt. Authority/Agency.
- d) SD by way of Demand Draft drawn in favor of “**RAJASTHAN PRASHASANIK SEVA PARISHAD**” payable at **JAIPUR** for an amount of **Rs. 25000 /-**.
- e) Copies of PAN Card, GST Registration, PF/ESI Registration, etc.
- f) Bids not supported with SD shall be summarily rejected.

The “Packet B “should contain -

- Only the financial bids of bidders eligible as mentioned above will be opened. Financial bids of the bidders failing to eligibility criteria will not be opened.
- The rates shall be written properly both in figures and the words, in case of any discrepancy will consider the lowest rate as the final (as per annexure 6).

Last Date for Submission of the Bid: 23th January, 2019 before 1.00 pm hours at the address Plot No.2, Institutional Area, Near Dainik Bhaskar Office, Gopalpura Bypass, Jaipur. Technical Bids will be opened on 24th January, 2019 at 12.00 pm & Financial Bid Opening & Presentation will in presence of Construction Committee of RASO'I on 24th January, 2019 at 1.15 pm onwards at the address given below:

**DLB,
22 Godown, Civil lines
Jaipur**

RASO'I reserves the right to cancel any or all the offers or the bidding process without assigning any reason, whatsoever.

Annexure –4

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 RASOI for approval of colour before procuring the paint in bulk.
3. Contractor will first take approval of paint & texture by sampling for all items before starting the work.
4. No mixing will be allowed with stainer to achieve a particular colour. Contractor will procure direct colour paint of approved shade and apply directly.
5. Contractor will take proper precautionary measures like fixing of Abro tapes, covering with newspapers wherever required.
6. Contractor will thoroughly clean all paint marks left here and there due to spilling and splashes of paint at no extra cost.
7. Contractor's job will also include removing of all malba and debris arising in the process of painting including washing of floor to remove stains of paint, at no extra cost.
8. 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.
9. 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 PMC/RASOI engineer and in such cases, contractor will be solely responsible for delay and its consequences thereof.
10. Contractor shall provide manufacturer's certificate for the material supplied at site and contractor shall bring 50% of theoretical quantity of required painting material before start of work.

TECHNICAL SPECIFICATIONS

1. For external paint, Contractor will thoroughly clean and wash the existing wall surfaces before starting paint at no extra cost. Contractor's quoted rates will include scrapping the loose material and cleaning the entire surface with wire brush/sandpaper/broom.
2. **Minor 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 PWD specifications, unless mentioned otherwise.
4. Thinner if required, may be added (not more than 10 %) in enamel paint with the prior permission of PMC/RASOI Engineer.
5. There should be proper time gaps (at least 6 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 contractor's bills.
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 : Asian,Berger,Dulux,Nerolac,Nippon
2. Synthetic enamel Paint : Asian,Berger,Dulux,Nerolac,Nippon
3. Acrylic emulsion paint : Asian,Berger,Dulux,Nerolac,Nippon
4. Cement Primer : Asian,Berger,Dulux,Nerolac,Nippon
5. Adhesive (for mixing in white wash) : DDL(M/S Pidlite), SDL(M/S Chemisol)
6. Wall care putty : JK, Birla or Equivalent.

PRICE BID

BILL OF QUANTITIES (BOQ)

BOQ of Internal ,External Paint & Polish

Sr.No.	ITEM DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
1	Distemper with water base primer	Sq.ft	5,700.00		
	Distemper Paint on Internal wall Areas with Cement base Water primer – One Coat Primer & Two and more coats Paint as required & directed by Engineer In charge or Project Head (i) Distemper Paint (Roof are in White & Wall are in Color Code – Paint) (ii) Water Base Cement Primer (iii) Spray / Brush (iv) Funner Blade (v) Sand Paper 80 No. & 100No. (vi) All required Equipment / Scaffolding				
2	Plastic Emulsion Paint (Premium)	Sq.ft	65,500.00		
	Providing & applying following types of acrylic based premium emulsion paint for internal gypsum / POP surface to be applied as per manufacturer's instructions & methodology as directed by Architect including preparing the surface, p/a two coat of water base PVA primer (copolymer based alkali resistant primer with fungicide) and two coat of water base acrylic putty, sanding, light sanding, scaffolding, work platform, painting equipment / apparatus etc. required to complete interior grade finish with 3 coats of approved shade colour etc. complete as directed by the EIC at all heights & levels.				
	Plastic Emulsion Paint on Internal wall Areas with Cement base Water primer – One Coat Primer & Two and more coats Paint as required & directed by Engineer In charge or Project Head (i) Emulsion Paint (Roof are in White & Wall are in Color Code – Paint) (ii) Water Base Cement Primer (iii) Spray / Brush (iv) Funner Blade (v) Sand Paper 80 No. & 100No. (vi) All required Equipment / Scaffolding				
3	Luxury Base Plastic Emulsion Paint	Sq.ft	64,000.00		
	Providing & applying following types of acrylic based emulsion paint / Luxury emulsion paint for internal gypsum / POP surface to be applied as per manufacturer's instructions & methodology as directed by Architect including preparing the surface, p/a one coat of water base PVA primer (copolymer based alkali resistant primer with fungicide) and two coat of water base acrylic putty, sanding, light sanding, scaffolding, work platform, painting equipment / apparatus etc. required to complete interior grade finish with 3 coats of approved shade colour etc. complete as directed by the EIC at all heights & levels.				
	Luxury base Plastic Emulsion Paint on Internal wall Areas with water base primer – Two Coat Primer & three and more coats Paint as required & directed by Engineer In charge or Project Head (i) Premium luxury Emulsion Paint. (ii) Water Base Primer two coats, two coat of water base acrylic putty (iii) Spray / Brush/ Tar pin oil (iv) Funner Blade (v) Sand Paper 80 No. & 100No. (vi) All required Equipment / Scaffolding				
4	Exterior Texture Finish on cement surface. (i) 1 coat of water based primer (ii) Texture application (iii) Emulsion coating (2 coats with 10years Warranty).	Sq.ft	10,000.00		

5	Paint on MS Work				
	Providing & applying 1st quality synthetic enamel paint (for service areas) of approved make & shade in 3 coats over a coat of approved quality primer to the wooden surface / MS railings & grills including providing, erecting & dismantling scaffolding, preparation of surface, applying hard putty, sanding, etc. complete as directed by the EIC at all heights & levels.				
	Enamel Paint for Door Frames				
5.1	Providing & applying 1st quality synthetic enamel paint of approved make & shade in 3 coats over a coat of approved quality primer to the wooden surface / MS railings & grills including providing, erecting & dismantling scaffolding, preparation of surface, applying hard putty, sanding, etc. complete as directed by the EIC at all heights & levels.	Rn .ft	R.O.		
5.2	Oil based Enamel Gloss Paint on MS Railing - Rub by 80 No. Sand Paper, Apply 1 Coat Red Oxide, 2 Coat or more Coat of Enamel Paint as approved & directed by Site Head	Sq.ft	R.O.		
5.3	Oil based Enamel Matt Finish Paint on Wooden Chokhat - Rub by 80 No. Sand Paper, Apply 1 Coat zinc red oxide Primer, 2 Coat Chalk Powder Putty then rub by 100 No. Sand paper and apply 2 or more coat of Paint as approved & directed by Site Head	Sq.ft	R.O.		
5.4	Oil based Enamel Gloss Paint on Wooden Chokhat - Rub by 80 No. Sand Paper, Apply 1 Coat Primer, 2 Coat Chalk Powder Putty then rub by 100 No. Sand paper and apply 2 or more coat of Paint & Touchwood polish as approved & directed by Site Head	Sq.ft	R.O.		
5.5	Oil based Enamel matt finish Paint on Wooden Chokhat and Railing - Rub by 80 No. Sand Paper, Apply 1 Coat NC base Primer, 1 Coat Chalk Powder Putty then one coat surface rub by 400 No. Sand paper and apply 2 or more coat of spray finish Paint & as approved & directed by Site Head	Sq.ft	R.O.		
5.6	Providing & applying 1st quality Luster paint of approved equivalent of approved shade finished with roller to wall & ceilings surfaces, in 3 coats over a coat of approved quality primer on the plastered / POP surface, POP Ceiling surfaces, 2 coats of water based acrylic putty, sanding, light sanding, work platform, painting equipment / apparatus etc. required to complete interior grade finish etc. complete as directed by the EIC at all heights & levels.	Sq. ft	R.O.		
6	Polish on wood work and furniture				
6.1	Sprit Polish	Sq. ft	R.O.		
6.2	lacer Polish	Sq. ft	R.O.		
6.3	Providing and applying Melamine polish for exposed wooden surfaces wherever directed by the architects. including surface preparation, applying filler / hardener / putty, sanding, cleaning of furniture, required smooth finishing after completion of job etc. complete as directed by the EIC.	Sq. ft	20000		
6.4	Providing & applying Natural / French polish in 3 or more coats of approved shade to the wooden / Plywood / veneer surface, moldings pattas, grooves etc. including surface preparation, applying filler / hardener / putty, sanding, cleaning of furniture after completion of job etc. complete as directed by the EIC.	Sq. ft	R.O.		
6.5	Providing & applying following types of Decorative paint / Texture paint for internal Ceiling / POP surface to be applied as per manufacturer's instructions & methodology as directed by Architect including preparing the surface, p/a one coat of water base PVA primer and two coat of water base acrylic putty, required to complete interior grade finish with 3 coats of approved shade color etc. complete as directed by the EIC at all heights & levels.	Sq. ft	R.O.		
	BASIC RATE 100 /- ONWARDS				
6.7	Providing & doing the base preparation for sticking Vinyl graphic/wall paper on internal Ceiling / POP surface as directed by Architect including preparing the surface, p/a one coat of water base PVA primer and two coat of water base acrylic putty, completed at all heights and as per the instructions of the EIC.	Sq. ft	R.O.		
6.8	Providing & applying 1st quality Water cut enamel paint of approved make & shade for wooden surface / MS railings & grills to be applied as per manufacturer's instructions & methodology as directed by Architect including preparing the surface, p/a one coat of water base metallic primer of painting equipment complete interior grade finish with 3 coats of approved shade color etc. complete as directed by the EIC at all heights & levels.	Sq. ft	R.O.		
6.9	Providing and Applying Polyurethane Coat(Gloss/Matt) with water cutting of 3 coats over a surface painted with plastic emulsion / veneered surface , to be sanded and then applied with clear Epoxy and then left to dry, the same to be sanded again, then 3 coats of PU with interlopes of drying, the same to be buffed and cleaned off all abrasions.	Sq. ft	R.O.		

6.10	Providing & applying 1st quality Deco paint of approved make & shade in 3 coats over a coat of approved quality primer to the desired surface applying hard putty, sanding, etc. complete as directed by the EIC at all heights & levels.	Sq. ft	R.O.		
6.11	Providing and applying black Japan paint to RCC ceiling above false ceiling complete as directed by the EIC at all heights & levels. (Mode of measurement- Only painting area shall be measured for payment)	Sq. ft	R.O.		