

INDIAN INSTITUTE OF TECHNOLOGY BOMBAY

भारतीय प्रौद्योगिकी संस्थान मुंबई

FIRE AND SAFETY SECTION

अग्नि और सुरक्षा अनुभाग



Request for Bids for Non-Comprehensive Annual Maintenance Contract (NC-AMC) for all Fire Detection & Alarm Systems (FAS) and Public Address (PA) Systems

सभी अग्नि अन्वेषण एवं चेतावनी प्रणालियों (एफ़एएस) तथा सार्वजनिक संबोधन प्रणालियों (पीए सिस्टम) के गैर-समग्र वार्षिक अनुरक्षण अनुबंध (एनसी-एएमसी) हेतु निविदा आमंत्रण

RFX Number 6100002621 and PR No. 1000052012

2025-2026

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NOTICE INVING TENDER

Fire and Safety Section of Indian Institute of Technology Bombay (IITB), Powai, Mumbai invites online tender of two-bid system i.e. Part 1- Pre-qualifications bid and Part 2- Price Bid through E-tendering process. The bids are for the Non-Comprehensive Annual Maintenance Contract (NC-AMC) for all Fire Detection & Alarm Systems (FAS) and Public Address (PA) Systems across IIT Bombay Campus.

E-Tender will be available on Online Portal <https://portal.iitb.ac.in/vrp/index.jsp> from 08.01.2026 to 28.01.2026, The agency should register their firm in SRM-IIT Bombay website <https://portal.iitb.ac.in/vrp/index.jsp> to submit the E-tender.

Tender Summary

PR No. RFX No.	1000052012, 6100002621
Work Description	Non-Comprehensive Annual Maintenance Contract (NC-AMC) for all Fire Detection & Alarm Systems (FAS) and Public Address (PA) Systems across IIT Bombay Campus.
Type of Tender (Two Bid system)	a) Pre-qualification Bid (Part 1) consisting of all technical details along with the commercial & general terms and conditions b) Price bid (Part-2) indicating item-wise price for the items mentioned in the Price Bid. (Available ONLINE only)- https://portal.iitb.ac.in/irj/portal
Cost of Tender	Nil, Tender to be downloaded from ONLINE PORTAL (https://ep.iitb.ac.in/irj/portal in View Open Tender Tab. The e-Tender will be available on the Online Portal from 08 January 2026 to 28 January 2026 up to 15:30 hrs.
Earnest Money Deposit	Earnest Money Deposit (EMD) of Rs. 372000/- (Rupees Three Lacs seventy-two thousand) in the form of DD/PO in favour of "The Registrar, IIT Bombay" and the scan copy to be upload in E-tender at the place of EMD TAB. EMD in original to be submitted in the office of FSS on or before 27 January,2026 up to 14:30hours, E-tender without original Earnest 'Money Deposit (EMD) will be liable to be rejected from the competent authority
Pre-bid Queries	Interested participants are requested to submit their relevant queries at least one (01) day prior, i.e., on or before 15.1.2026, 17:00 hours only through email (office.fss@iitb.ac.in). Queries received after the stipulated date shall not be considered.
Pre-Bid Meeting/ Site Visit Place, Date and Time	Fire and Safety Section, Office of Dean (IPS), First Floor, Main Building, Indian Institute of Technology Bombay, Powai, Mumbai 400076. 16.01.2026, 15:30hrs
Last date and time of submission of Bids	28.01.2026, 14:30 (on or before)
Opening of Online Tender	Part-I (Pre-qualification Bid): 28.01.2026 at 16:00 hrs Part-II (Price Bid): 06.02.2026 at 16:00 hrs (Tentative)
Contacting Authority	Office Incharge, Fire and Safety Section Contact at: +91-22 21593051

Note:

1. All eligible agencies are mandated to get enrolled on **SRM E-tender portal of IIT Bombay**.
2. The intending bidder must have **valid Class-III digital signature with encryption and decryption provision** to submit the e-tender.

SECTION 1 – INSTRUCTIONS TO BIDDERS AND REGISTRATION

<p>Instructions to bidder and General terms & conditions</p>	<p>The can be accessed from link: https://docs.google.com/document/d/1EM4A0FewtiXEUtW3fVTdHpIwDopUXm-X/edit?usp=sharing&oid=112166817066934084191&rtpof=true&sd=true</p>
<p>Submission of Bids: SRM-IIT Bombay registration</p>	<p>For registration, bidders have to carry out TWO STAGE REGISTRATION – 1) Vendor Registration and 2) E-Tender Registration. After successful registration at both stages, bidders are qualified for applying for E-tendering. Detailed procedure of registration is given below:</p> <p>Stage No 1 - Vendor Registration</p> <p>Vendors are requested to register themselves as VENDOR of IITB with the following link for generating USER ID & PASSWORD:</p> <p>https://portal.iitb.ac.in/vrp/index.jsp</p> <p>Stage No 2 - E-Tender Registration</p> <p>After login as a VENDOR click on button “Register for E-Tender” Please wait for your IITB E-Tender Registration request to be processed by MDM team.</p> <p>After processing, the Login credentials for IITB E-Tender Portal will be sent you registered Email-ID. (Vendor registration & E-tender registration is one-time activity, hence kindly keep the Login credentials details for future bidding)</p>
<p>STEPS FOR ONLINE BIDDING</p>	<p>Step No.1 MANDATORY SYSTEM REQUIREMENT FOR E-TENDERING (This is one-time activity). Kindly go through the manuals for System Requirements for Online bidding.</p> <p>https://portal.iitb.ac.in/vrp/ERP_SRM_UserManuals/SRM-014_E_Tendering_Application_System_Requirements_V1.1.pdf</p> <p>Step No. 2: - EXTRACTING AND UPLOADING DIGITAL SIGNATURE (This is one-time activity). Kindly go through the manuals for extracting and Uploading Digital Signature.</p> <p>https://portal.iitb.ac.in/vrp/ERP_SRM_UserManuals/SRM-016_Extract_Upload...</p> <p>Step No.3: - UPLOADING OF ONLINE BIDS</p> <p>Kindly go through the manual for submission of online response.</p> <p>https://portal.iitb.ac.in/vrp/ERP_SRM_UserManuals/SRM-008_Advertisement_...</p> <p>Click on the following link for E-tender: https://ep.iitb.ac.in/irj/portal</p> <p>For any difficulties in ONLINE registration contact on SRM Helpdesk No. +91 8291556377 / +91 8291556277 or Email: helpdesk.mdm@iitb.ac.in / srm@iitb.ac.in .</p> <p>Note: The intending bidder must have valid class-III digital signature with encryption and decryption provision for download, upload and submit the e-tender.</p>
<p>Submission of Bids: Key Instructions</p>	<p>1. The Institute will examine the prequalification bids to determine whether they are complete, whether the documents have been properly uploaded and whether the bids are generally in order. The Institute may discuss the technical bid with the bidders/tenderers, if required.</p>

Online Price Bid of only successfully Qualified Contractors from the Part-1 Pre-qualification Bid will be opened in the presence of such tenderer who desire to attend.

2. No modifications in the tender shall be allowed after opening tender Part-1 Pre-qualification Bid.
3. If any information furnished by the bidder is found to be incorrect at a later stage, they should be liable to be debarred from tendering/taking up works in IITB in future forever. Also, if such violation comes to the notice of Department before start of work, the Engineer –In-charge shall be free to forfeit the entire amount of EMD.
4. **The time allowed for carrying out First Maintenance covering each building is 120 days from the date of receipt of work order.**
5. Statutory Duties, taxes and levies: Price shall remain firm and fixed. However, in case of statutory variation in rate of duties, taxes and levies and or gazette notification the price will be adjusted up / down if indicated in the tender. Reduction is to be voluntarily intimated by the contractor and if not intimated, the subsequent onus of responsibility rests with the contractor irrespective of the time period.
6. **The acceptance of the E- tender** shall rest with the competent authority of the Institute accepting the tender who does not bind himself to accept the lowest or any tender and reserves to himself the right to reject any or all tenders without assigning any reason. The institute reserves the right to accept the work in full or in part or reject the tender(s) in full or part without assigning any reasons thereof.
7. The estimated amount given is approximate which was worked out after taking into various factors into consideration. The amount given is only for guidance. The tenderer is to work out carefully and quote the rates against individual items correctly. The estimated amount may be on the higher side which depends upon several factors such as administrative approval, technical sanction, allotment of fund etc. The Institute shall have the right to accept or reject any or all tenders without assigning any reason whatsoever and will not be bound to accept the lowest tender.
8. The tender should be valid for **180 days (One Hundred Eighty days)** from the date of opening of the tender.
9. SUPERVISION: Successful tenderer shall depute concerned specialist, for supervision of work to be carried out. The successful tenderer shall make necessarily arrangement at their own expenses for stay, transport and other expenses of their specialist during their stay in Mumbai which also includes imparting training to IIT Staff personally.
10. In case, the tender opening day happens to be a holiday, the same will be opened on the next working day.
11. All material sample is to be got approved before installing / fixing. Incorporating unapproved material will be at the cost and risk of the contractor.
12. The tenderer can visit the site and clarified any technical query by telephone.

SECTION II: ELIGIBILITY CRITERIA

1. The bidder should have existence for a minimum period of 5 years. Copy of the Certificate of Incorporation/ Registration Certificate of the firm must be enclosed in the bid.
Note: Considering the nature of the work, the bidder's operations shall be within Mumbai Metropolitan Region Development Authority (MMRDA) jurisdiction or maximum of 250 km radius from IIT Bombay. If located outside, the bidder shall have an operational and registered office within MMRDA's jurisdiction, relevant document shall be attached.
2. The bidder should have experience in the similar work of Fire alarm and PA system installations and/or maintenance and should have satisfactorily completed contracts of the following value:
 - a. at least three satisfactorily completed contracts each costing not less than Rs. 63,00,000/- (including GST)
 - or
 - b. at least two satisfactorily completed contracts each costing not less than Rs. 78,80,000/- (including GST)
 - or
 - c. at least one satisfactorily completed contracts each costing not less than Rs. 1,26,00,000/- (including GST)**Note:** Completed contracts shall mean similar work with any reputed state or central government or PSU or reputed private organization. The copies of the completed work order and completion certificates are to be submitted by the bidder.
3. The bidder should submit experience records as per **Annexure 3**.
4. The bidder must possess a valid Class "A" or/ and Class "B" Fire License, and be an approved/ licensed agency under the Government of Maharashtra for the completed firefighting and alarm system. Self-attested copies of all valid licenses must be attached. He shall maintain valid licenses till completion of contract.
5. A copy of the PAN CARD of the firm must be enclosed in the bid.
6. The GST registration certificate of the firm must be enclosed in the bid.
7. The bidder should submit details of the firm as per attached **Annexure 1**.
8. The bidder should have a minimum Annual Turnover of Rs. 90,00,000/- during the most recent and last 3 financial years. Details as per **Annexure 2**.
9. The bidder must not be blacklisted/suspended by any public procurement entity like the government depts./PSUs/autonomous bodies. There should not be any service-related disputes or legal cases pending with any organization /govt. depts./banks in India or abroad. The undertaking must be enclosed in the bid as per format – **Annexure 5**.
10. The Bidder should accept Tender Terms and Conditions. The undertaking must be enclosed in the bid as per format – **Annexure 4**.
11. Bank Solvency Certificate of nationalized Bank / Schedule Bank in India of minimum value Rs. 63,00,000/-and should not be more than 3 months old as of the date of submission of the bid as per **format F1**.
12. The bidders shall submit an undertaking certifying the truthfulness of all the documents uploaded along with the tender. This shall be mandatory for all bidders. In the event of the bidder's failure to submit the undertaking, their offer shall be summarily rejected.
13. Contractor shall have valid EPF and ESIC registration.
14. The Bidder shall have sufficient technically skilled manpower having requisite experience, Machinery, equipment's, Tools, accessories and other infrastructure facilities to complete the work in time as applicable for this work. Declaration on letter head shall be submitted.

SECTION III: GENERAL INSTRUCTIONS & CONDITIONS OF CONTRACT

1. The work covered under this contract shall consist of providing Non-Comprehensive Annual Maintenance Contract (NCAMC) for the existing Wet Riser / Hydrant / Fire-Fighting System as specified in the Schedule of Work and as directed by the Engineer-in-Charge from time to time.
2. The contractor shall be deemed to have examined all documents before submitting the tender.
3. The rates quoted by the contractor shall be inclusive of all taxes, duties, levies, royalties, tools, tackles, manpower, supervision and all incidental charges required for proper execution of the work. No extra payment shall be made on any account whatsoever.
4. Earnest Money Deposit (EMD) The Earnest Money Deposit, if applicable, shall be submitted in the prescribed form and shall be dealt with as per the tender conditions.
5. The contractor shall deposit Security Deposit as specified in the tender. The Security Deposit shall be retained till expiry of Defect Liability Period (DLP).
6. The Defect Liability Period (DLP) for each quarter shall be the immediately succeeding quarter, i.e., **90 days**. Additionally, for the final quarter of the contract period, the DLP shall remain valid for a further **90 days beyond the contract end date**.
7. The contractor shall execute the work in a professional manner using skilled manpower and in accordance with sound engineering practice to the satisfaction of the Engineer-in-Charge.
8. All materials used shall be of best quality and approved by the Engineer-in-Charge. Replacement of parts shall preferably be of the same make as existing. Alternative makes shall be used only with prior written approval of the Engineer-in-Charge.
9. The Engineer-in-Charge or his authorized representative shall have the right to inspect the work at any time. Any defective or sub-standard work shall be rectified by the contractor at his own cost.
10. The Engineer-in-Charge shall have the authority to order removal and replacement of any defective work or material. The cost shall be recovered from the contractor.
11. Any damage caused to Institute property during execution of work shall be made good by the contractor at his own cost.
12. The contractor shall comply with all applicable labour laws including Minimum Wages Act, Contract Labour Act, ESI Act and Workmen Compensation Act. IIT Bombay shall not be responsible for any labour-related claims.
13. No person below the age of 18 years shall be employed on the work.
14. Safety, Injury and Accident Responsibility, and Statutory Compliance
 - a. The Contractor shall strictly comply with all safety regulations, guidelines, and instructions issued by **IIT Bombay** from time to time. Any accident, injury, or fatality arising out of or in connection with the execution of the work shall be the **sole responsibility of the Contractor**. The Contractor shall ensure that all workers engaged for the work are **adequately covered under suitable insurance policies** and are paid **not less than the applicable minimum wages** as notified by the competent authority.
 - b. Management of any accident, including but not limited to **medical treatment, financial compensation, statutory reporting to authorities, liaison with external agencies, relatives/next of kin, and any legal or statutory obligations**, shall be the **exclusive responsibility of the Contractor**, without any liability on IIT Bombay.
 - c. The Contractor shall develop and maintain **adequate internal competency** to manage such incidents and/or **deploy a qualified safety professional or consultant** as required in the event of any accident.

15. The contractor shall take adequate insurance coverage for manpower and third-party liability. Proof shall be submitted on demand.
16. Taxes and Deductions Income Tax, GST, Labour Cess and other statutory deductions shall be made at source as applicable.
17. Compensation for delay shall be levied as specified under the Penalty and Consequences section of the tender.
18. Extension of time, if required, may be granted at the discretion of the Engineer-in-Charge based on justified reasons.
19. The Engineer-in-Charge shall have the right to terminate the contract in case of breach of conditions, poor performance or non-compliance. In case of termination, balance work may be executed at the risk and cost of the contractor.
20. Measurements shall be recorded jointly and shall be final and binding.
21. Payments shall be made as per measurements and terms specified in the tender. No advance payment shall be made unless specified.
22. Payments may be withheld for defective work, non-compliance or pending statutory obligations.
23. The Defect Liability Period shall be 90 Days from handing over.
24. **Deviation limits shall be strictly restricted to the percentages mentioned below and will paid**
 - a. Quantity of buildings for maintenance: Maximum up to 25% (Twenty-five percent) and payment shall be made on **pro-rata basis**.
 - b. Retrofit jobs: Maximum up to 80% (Eighty percent) based on actual requirement and equivalent items/specifications, subject to approval of the Engineer-in-Charge.
 - c. Parts / spares: No limit for deviations of parts and spares. Quantities may vary as per **actual site requirements**, with **prior approval of the Engineer-in-Charge**. Parts and spares shall be treated as a **rate contract item**, and payment shall be made **based on actual quantities consumed**.
25. Arbitration All disputes shall be referred to sole arbitration appointed by Dean (Planning) / Dy. Director, IIT Bombay as per Arbitration and Conciliation Act, 1996.
26. The contractor shall arrange all tools, tackles and testing instruments required for the work.
27. The contractor shall familiarize himself with site conditions before execution of work.
28. The contractor shall follow all security rules for entry, exit and movement within campus.
29. Materials or parts replaced shall be removed from site after completion of work and submit to FSS store.
30. The decision of the Engineer-in-Charge on all technical and contractual matters shall be final and binding on the contractor.
31. **Extension of Contract:** The contract may be extended for a further period of one (01) year, subject to satisfactory performance of the contractor, as reviewed and recommended by the Purchase Committee / Competent Authority. Such extension, if granted, shall be on the same rates, terms and conditions as applicable during the original contract period.
32. The contractor shall download, print, duly stamp and sign the below instructions and submit the same along with the tender / agreement as confirmation of having read, understood and accepted all conditions.

<https://docs.google.com/document/d/1EM4A0FcwtiXEUtW3fVTdHpIwDopUXm-X/edit?usp=sharing&oid=112166817066934084191&rtopf=true&sd=true>

SECTION IV: DETAILED SCOPE OF WORK

The contractor shall carry out a **Non-Comprehensive Annual Maintenance Contract (NC-AMC)** for all **Fire Detection & Alarm Systems (FAS) and Public Address (PA) Systems** installed across the IIT Bombay campus. The scope includes, but is not limited to, preventive maintenance, corrective maintenance, testing, statutory compliance, resource deployment, liaison with authorities, and documentation.

1. Fire Alarm & Detection Systems (FAS)

- Ensure **continuous and reliable operation** of all fire alarm and detection components, including:
 - Fire alarm control panels
 - Smoke, heat, and multi-sensor detectors
 - Manual call points
 - Sounders and annunciator panels
 - Wiring, conduits, and associated communication lines
- Conduct **regular preventive maintenance**: inspection, cleaning, tightening, testing, and lubrication to achieve **zero downtime**.
- Test all control panels in **automatic and manual modes**, verify alarms, fault indicators, battery backup/ replacement/ charging, and connectivity to central monitoring (if applicable).
- Inspect detectors, call points, sounders, and wiring to identify issues such as dust accumulation, corrosion, wiring faults, or signal failure.
- Attend to any system failures promptly and restore full functionality in the **minimum possible time**.
- The contractor shall provide competent supervision, on behalf of the Fire and Safety Section, for all major repair and replacement tasks that are not covered under this contract.
- Issue form B for the System on half yearly basis including compliance to the requirements of local, state and related IS standards. Minimum actions during maintenance for firefighting system are mentioned in **Annexure 07**.

2. Public Address (PA) System

- Maintain **all PA systems**, including amplifiers, speakers, microphones, racks & control units.
- Ensure **clarity of announcements** in all zones, corridors, lecture halls, and open spaces.
- Conduct **testing and preventive maintenance**: signal checks, wiring integrity, speaker functionality, microphone testing, and panel operation.
- Address any faults or downtime promptly to ensure **uninterrupted functionality**, especially during emergency announcements.
- PA systems integrated with fire alarm systems (for voice evacuation) must be tested in conjunction with the FAS to ensure correct operation during emergencies.
- The contractor shall provide competent supervision, on behalf of the Fire and Safety Section, for all major repair and replacement tasks that are not covered under this contract.
- Issue form B for the System on half yearly basis including compliance to the requirements of local, state and related IS standards. Minimum actions during maintenance for firefighting system are mentioned in **Annexure 07**.

3. Statutory Compliance

- Ensure full compliance with all applicable statutory provisions, regulations, codes, and standards related to **fire alarm, detection, and PA systems**, including:
 - National Building Code (NBC)
 - Relevant BIS/IS standards (e.g., IS 2189, IS 15105, IS 2189, IS 2189 Part 1/2)
 - Maharashtra Fire Prevention and Life Safety Measures Act
 - Guidelines issued by the Chief Fire Officer (CFO), MIDC Fire Services, or other competent authorities
- Obtain, maintain, and update all statutory documentation, certifications, and test reports.
- Ensure **Form B Certification** compliance for each building, including any repairs or rectifications required.

4. Preventive Maintenance (PM)

- Conduct a **comprehensive PM program** for all FAS and PA systems as per the approved schedule.
- All activities must be completed **within the designated month** for each building group.
- PM activities include: detector cleaning, call point testing, control panel verification, PA system checks, wiring inspection, and functional tests of integrated systems.
- Corrective maintenance required to restore system functionality shall be deemed included in the AMC cost, except for items expressly excluded under the Non-Comprehensive AMC scope.

5. Corrective Maintenance (CM)

- Attend to complaints or system faults **immediately**; priority is for life-safety components.
- Rectifications must be completed within **24 hours**, or temporary arrangements must be provided.
- Replace faulty components with **OEM-certified spares** approved by the Engineer-in-Charge.
- Maintain sufficient inventory of critical spares on campus to avoid downtime.

6. Complaint & Emergency Response

- 24×7 emergency response system with contact numbers.
- Response within **02 hour** for critical complaints.
- Submission of complaint slip after rectification, signed by IITB representative.
- summary of complaints and rectification submitted to Fire & Safety Section.
- **Resources:**
 - Complaint Management and Emergency Control – The Contractor shall deploy a minimum of three (03) personnel per shift (with 24 hours divided into three shifts), each equipped with all necessary tools and equipment, to ensure round-the-clock (24×7) support. They will be responsible for management of complaint / trouble shooting calls / first response regarding Fire detection, alarm, PA system, wet system, suppression system. This team will not be part of maintenance team. The any preventive or corrective maintained shall be managed by your team other than the resident team. Note: Any relivers shall be managed by vendor only so bid accordingly.
 - Minimum wages, statutory compliances, facilities, bonus, etc
 - In addition, the Contractor shall **provide a mobile application for complaint management** and record-keeping, including logging of complaint details, time of reporting, corrective actions taken, photographic evidence, and closure status, to ensure transparency and traceability.
 - Penalty and consequences as per Section VI.
 - All service personnel and vendor staff must wear proper uniforms, safety shoes, helmets, gloves, and visibly displayed ID cards, all displaying the Contractor's name and logo during duty hours

7. Office and Store set-up

- The Contractor will be provided with space on a chargeable basis. The rental charges shall be Rs. 24.20 per sq. meter per month, with a 10% increase every subsequent year. Electricity charges will be charged extra. Supply will be provided. Contractor can use drinking water and washroom facility free of charge.
- The Contractor shall establish an operational office and store, preferably using a portable cabin, to enable quick mobilization, efficient complaint management, and timely assistance in preventive and corrective maintenance activities.

8. Make for system Retrofit and Rectification Work

Replacement shall preferably be of the same make as the existing system butt latest model. All parts and components shall conform to the latest applicable BIS (IS) standards. Where a specific BIS standard is not available, equipment complying with relevant UL/FM/EN standards shall be acceptable, subject to prior written approval of the Engineer-in-Charge.

SECTION V: TOOLS, TESTING EQUIPMENT & CONSUMABLES FOR MAINTENANCE

- The contractor shall arrange and maintain all tools, testing equipment, instruments, and consumables required for carrying out the Non-Comprehensive AMC (NC-AMC) for Fire Alarm & Detection Systems and PA Systems.
- This includes all items necessary for preventive maintenance, corrective maintenance, inspections, testing, servicing, and restoration of:
 - Fire alarm control panels, annunciator panels, and PA control units
 - Smoke, heat, and multi-sensor detectors
 - Manual call points, sounders, speakers, microphones, and amplifiers
 - Communication and signal wiring, conduits, and racks
 - Battery backup units, power supplies, and interface modules
- The contractor shall ensure the availability and proper functioning of all tools, instruments, safety gear, and consumables required for on-site maintenance activities.
- No additional payment shall be made by IIT Bombay for tools, tackles, instruments, cleaning consumables, and the contractor shall remain fully responsible for ensuring their availability at all times.
- A detailed list of tools and consumables is attached as **Annexure 08**.

SECTION VI: SAFETY REQUIREMENTS

The contractor shall ensure full compliance with all IIT Bombay safety rules and procedures while carrying out maintenance activities.

- Personal Protective Equipment (PPE): All staff must wear appropriate PPE such as safety helmets, safety shoes, gloves, reflective jackets, and safety harnesses (when working at height).
- Work Permits: Required permits—such as Hot Work Permit, Electrical Isolation Permit, and Working at Height Permit—must be obtained as per IITB’s Safety Code before commencing any high-risk activity.
- Electrical Safety: Lockout–Tagout (LOTO) procedures must be strictly followed during work on electrical panels, pumps, or any energized equipment.
- Fire Safety Precautions: Open flames and smoking are strictly prohibited inside pump rooms, suppression system areas, or near any fire equipment. Functional fire extinguishers must be available at every worksite.
- Accident Responsibility: Any injury or accident involving contractor personnel will be the sole responsibility of the contractor. IITB shall bear no liability.
- Training and Drills: Contractor staff must participate in mock drills, fire drills, and emergency evacuation exercises conducted by the IITB Fire and Safety Section.

SECTION VII: PENALTY AND CONSEQUENCES

The purpose of this AMC is to ensure the reliable and safe functioning of all Fire alarm and communication System across the IIT Bombay campus. The maintenance linked penalty clause is included only to support timely and consistent maintenance. Each Unit shall be covered once every three months.

Disclaimer on Quantities and Bidder Verification: The equipment quantities provided for all buildings have been compiled with due care and are offered solely for indicative and estimation purposes. Any variations arising from documentation limitations, typographical issues, or actual site conditions may occur. These indicative quantities shall not be construed as a commitment or guarantee by the Institute. The contractor shall carry out maintenance of all equipment installed at site irrespective of any such variations without any claim for additional payment or compensation.

Bidders are required to independently verify the site conditions, equipment installed, and scope of work through their own survey prior to submitting their quotations. Submission of a bid shall be deemed as the bidder's unconditional acceptance of the actual quantities and site conditions. No claims, revisions, or financial requests arising from any discrepancy in quantities or site data shall be entertained during or after the contract period.

The bidder shall quote for complete maintenance of **all fire alarm and communication system devices installed at site**, whether listed as key field devices or otherwise. The key field devices mentioned in Section VII are indicative only and shall not limit the scope or cost of the AMC.

No claim whatsoever, whether financial or otherwise, shall be entertained during or after the contract period on account of device quantity, system configuration, site conditions, or interpretation of scope.

Both Conventional Fire Alarm System (CFAS) and Addressable Fire Alarm System (AFAS) are installed across buildings and listed below:

Sr. No.	Site Name	Floor No	Building				Total Key field Devices	Type of Fire Alarm Panel	Panel Make	Working/ Not Working	Make of PA system
			Key filed devices								
			No. Smoke Detectors	No. of MCP	No. of Hoote rs	Speake rs					
1	Himadri Building	G+20	45	42	20	20	127	AFAS	Notifier	Working	Honeywell
2	Aravalli Building	G+16	9	16	16	0	41	CFAS	Digicon	Working	NA
3	White-house	G+6	14	14	14	0	42	CFAS	Ravel	Working	NA
4	Ananta Building	G+16	0	16	16	0	32	CFAS	Ravel	Working	NA
5	Udaygiri Building	G+7	0	15	15	0	30	CFAS	Ravel	Working	NA
6	Nilgiri Building	G+16	0	17	17	0	34	AFAS	Digicon	Not Working	NA
7	Shivalik Building	G+14	0	15	15	0	30	AFAS	Morley	Working	NA
8	Kresit	B+G+3	54	10	9	0	73	AFAS	Notifier	Working	NA
9	Math. Dept.	B+G+2	159	8	8	0	175	AFAS	Morley	Working	NA
10	Nano Dept.	G+7	200	45	38	0	283	AFAS	GST	Working	NA
11	BSBE	G+6	266	13	12	48	339	AFAS	Apollo	Working	Bosch

12	New CC Building	B+G+5	222	22	22	0	266	AFAS	Micron	Working	NA
13	HSS Building (Eco Hub)	B+G+6	140	16	16	0	172	AFAS	Bosch	Working	Bosch
14	SOM Building Second Floor	G+4	114	15	16	0	145	CFAS	Ravel	Working	NA
15	Earth Science Dept.	G+2	48	5	5	0	58	CFAS	Ravel	Working	NA
16	DESE-CESE	G+7	179	32	62	0	273	AFAS	Apollo	Working	Ahuja
17	MONAS H	G+3	27	9	9	0	45	AFAS	Morley	Working	Bosch
18	CSRE	G+3	32	3	2	0	37	CFAS	Ravel	Working	NA
19	RBTIC	G+8	530	30	30	0	590	AFAS	Bosch	Not Working	NA
20	Hostel 18	G+09	416	58	58	200	732	AFAS	Apollo	Working	Ahuja
21	Hostel 17	G+9	1539	58	58	200	1655	AFAS	Notifier	Working	Honeywell
22	Hostel 10	G+9	998	48	48	200	1094	AFAS	Notifier	Working	Bosch
23	Hostel 15	G+10	0	44	44	70	158	AFAS	Heaven	Working	Bosch
24	Hostel 16	G+10	15	44	44	70	173	AFAS	Heaven	Working	Ahuja
25	Hostel 14	G+7	0	24	24	30	78	CFAS	Digicon	Working	Ahuja
26	Hostel 7	G+8	278	20	20	20	338	AFAS	Honeywell	Working	Honeywell
27	Hostel 8	G+8	293	30	30	20	373	AFAS	Honeywell	Working	Honeywell
28	Hostel 12	G+7	0	14	14	56	84	CFAS	Ravel	Working	Ahuja
29	Hostel 21	G+8	89	33	33	20	175	AFAS	Honeywell	Working	Honeywell
30	Central Library	G+4	203	10	15	150	378	AFAS	Morley	Working	Bosch
31	Padma vihar Guest house	G+13	360	29	29	100	518	AFAS	EST	Working	Bosch
32	KV School	G+2	10	9	9	0	28	AFAS	Morley	Working	NA
33	Convocation Hall		31	4	4	0	39	AFAS	Ravel	Working	NA
34	New Sports Complex	G+4	74	11	11	0	96	CFAS	Morley	Working	NA
35	Hospital (4 panels)	G+1	95	6	6	0	107	CFAS	MASES	Working	NA
36	VMCC	G+5	21	6	6	0	33	CFAS	Ravel	Working	NA
37	Vanvihar Guest house	G+3	81	6	6	20	113	AFAS	simplex	Working	Honeywell
38	Lecture Hall 1 & 2	G+3	0	20	20	20	40	CFAS	Digicon	Working	Ahuja
39	DSSE	B+G+6	389	24	24	32	469	AFAS	BOSCH	working	BOSCH

Sr.no	Independent space
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1	THTF room	12	4	4	0	20	Conventional	Ravel	working	NA
2	Heat Pump Lab	0	3	3	0	6	Conventional	Ravel	Working	NA
3	Estate Office	0	3	3	0	6	Conventional	Ravel	Working	NA
4	SYSCON labs	24	2	2	0	28	Addressable	Ravel	Working	NA
5	BETIC	6	2	2	0	10	Conventional	Ravel	Working	NA
6	ICMR ground floor	22	1	1	0	24	Conventional	Ravel	Working	NA
7	Main Power House room	18	2	2	0	22	Conventional	Ravel	Working	NA
8	Public Health Office	10	2	2	0	14	Conventional	Ravel	Working	NA
9	PQUEST Lab 2nd. Floor Electrical Engineering	6	2	1	0	9	Conventional	Ravel	Working	NA
10	Quantum Cryo lab Electrical Eng.	5	3	2	0	10	Conventional	Ravel	Working	NA
11	EV Lab ground floor	8	2	2	0	12	Conventional	Ravel	Working	NA
12	Electrical Department Ground Floor	4	1	1	0	6	Conventional	Ravel	Working	NA
13	Mechanical Engineering Lab	16	2	2	0	20	Conventional	Ravel	working	NA
14	Cryogenic Lab ground floor	10	2	2	0	14	Conventional	Ravel	Working	NA
15	Physics Department Server Room	6	2	2	0	10	Conventional	Ravel	working	NA
16	MEMS 3rd floor lab	33	1	2	0	36	Conventional	Ravel	Working	NA
17	Desalt Lab, Hostel 7 (Old)	12	3	3	0	18	Conventional	Ravel	Working	NA
18	CCU Lab, Hostel 7 (Old)	12	2	2	0	16	Conventional	Ravel	Working	NA
19	Mechanical Engineering Department Server Room	10	2	2	0	14	Conventional	Ravel	Working	NA
20	Forbs Marshall Lab	0	1	1	0	2	Conventional	Ravel	Working	NA
21	DSE Building Chemical Lab Ground Floor	5	5	1	0	11	Addressable	Apollo	Working	NA
22	P.C Saxena Auditorium	5	2	2	0	9	Addressable	EST	Not Working	NA
23	Director's Office	6	1	1	0	8	Conventional	Ravel	Working	NA
24	Manas Building (MRSB)	0	12	12	0	24	Addressable	Ravel	Working	NA
25	Type 2B Building No. 22	7	7	7	0	21	Conventional	Ravel	Working	NA
26	Type 2B Building No. 23	8	8	8	0	24	Conventional	Ravel	Working	NA

27	Type 2B Building No. 24	8	8	8	0	24	Conventional	Ravel	Working	NA
28	Shivalik Building	0	15	15	0	30	Addressable	Morley	Working	NA
29	Vindhya Building	7	7	7	0	21	Conventional	Ravel	Working	NA
30	Sahyadri Building	7	7	7	0	21	Conventional	Ravel	Working	NA
31	Jayantia	10	8	8	0	26	Conventional	Ravel	Working	NA
32	Sapura Building	7	7	7	0	21	Conventional	Ravel	Working	NA
33	Girish Gaitonde Building	8	0	0	0	8	Conventional	Digicon	Working	NA
34	Campus School	6	1	2	0	9	Conventional	Ravel	Working	NA
35	Indoor Sport Club	0	6	6	0	12	Conventional	Morley	Not Working	NA
36	Lecture Hall 3	0	10	10	0	20	Conventional	Digicon	Not Working	NA
37	Gulmohar	17	4	4	0	25	Conventional	Ravel	Working	NA

Maintenance Schedule

Maintenance of all maintenance units shall be carried out once in every quarter, with the units divided into three (3) groups for quarterly coverage, where each Building shall be treated as one (1) maintenance unit, and a set of thirteen (13) Independent Spaces shall be treated as one (1) maintenance unit.

Group 1 (Maintenance Months: 1st, 4th, 7th, 10th)

Building Name	Floors	Panel/s	Make/ Type	No. of Key Field devices	PA System (Yes/ No)	Make/ Model of PA System	Remarks
Whitehouse	G+6	Conventional	Ravel	42	No	NA	
Udaygiri Building	G+7	Conventional	Ravel	30	No	NA	
Nano Department	G+7	Addressable	GST	283	No	NA	
BSBE	G+6	Addressable	Apollo	339	Yes	Bosch	
SOM Building Second Floor	G+4	Conventional	Ravel	145	No	NA	
MONASH	G+3	Addressable	Morley	45	Yes	Bosch	
CSRE	G+3	Conventional	Ravel	37	No	NA	
Hostel 10	G+9	Addressable	Notifier	1094	Yes	Bosch	
Hostel 15	G+10	Addressable	Heaven	158	Yes	Bosch	
Hostel 7	G+8	Addressable	Honeywell	338	Yes	Honeywell	
Hostel 12	G+7	Conventional	Ravel	84	Yes	Ahuja	
KV School	G+2	Addressable	Morley	28	No	NA	
DSSE	B+G+6	Addressable	Bosch	469	Yes	Bosch	

Independent Spaces -13 No.	Both	Multiple	Each space with less than 25 Key Field devices, so the total will be less than equal to 325
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Group 2 (Maintenance Months: 2nd, 5th, 8th, 11th)

Building Name	Floors	Panel/s	Make and Type	No. of Key Field devices	PA System (Yes/No)	Make/ Model of PA System	Remarks
Himadri Building	G+20	Addressable	Notifier	127	Yes	Honeywell	
Ananta Building	G+16	Conventional	Ravel	32	No	NA	
Kresit	B+G+3	Addressable	Notifier	73	No	NA	
Mathematics Dept.	B+G+2	Addressable	Morley	175	No	NA	
Earth Science Dept.	G+2	Conventional	Ravel	58	No	NA	
DESE-CESE	G+7	Addressable	Apollo	273	Yes	Ahuja	
RBTIC	G+8	Addressable	Bosch	590	No	NA	
Hostel 18	G+09	Addressable	Apollo	732	Yes	Ahuja	
Hostel 16	G+10	Addressable	Heaven	173	Yes	Ahuja	
Padmavihar Guesthouse	G+13	Addressable	EST	518	Yes	Bosch	
New Sports Complex	G+4	Conventional	Morley	96	No	NA	
Building A similar to Hostel 18							
Building B similar to Hostel 16							
Independent Spaces -13 No.	Both	Multiple	Each space with less than 25 Key Field devices, , so the total will be less than equal to 325				

Group 3 (Maintenance Months: 3rd, 6th, 9th, 12th)

Building Name	Floors	Panel/s	Make and Type	No. of Key Field devices	PA System (Yes/No)	Make/ Model of PA System	Remarks
Nilgiri Building	G+16	Addressable	Digicon	34	No	NA	
New CC Building	B+G+5	Addressable	Micron	266	No	NA	
HSS Building (Eco Hub)	B+G+6	Addressable	Bosch	172	Yes	Bosch	
Hostel 17	G+9	Addressable	Notifier	1655	Yes	Honeywell	
Hostel 14	G+7	Conventional	Digicon	78	Yes	Ahuja	
Hostel 8	G+8	Addressable	Honeywell	373	Yes	Honeywell	
Hostel 21	G+8	Addressable	Honeywell	175	Yes	Honeywell	
Central Library	G+4	Addressable	Morley	378	Yes	Bosch	
Hospital (4 panels)	G+1	Conventional	MASES	107	No	NA	
Lecture Hall I and 2	G+3	Conventional	Digicon	40	Yes	Ahuja	

Shivalik Building	G+14	Addressable	Morley	30	No	NA	
Convocation Hall		Addressable	Ravel	39	No	NA	
Nilgiri Building	G+16	Addressable	Digicon	34	No	NA	
Independent Spaces -13 No.		Both	Multiple	Each space with less than 25 Key Field devices, , so the total will be less than equal to 325			

PENALTY AND ACTIONS

Failure to complete maintenance of any scheduled maintenance unit within the assigned quarter shall attract penalties as per below detailed actions.

First Action: Monthly Penalty: Deduction will be made in the **monthly bill** for any building not serviced in the first quarter.

Penalty Calculation Table for first violation/s Example

Rule: If any building in the assigned monthly group is not covered, then double of that building's monthly maintenance rate will be deducted as penalty.

Formula Used

- Rate per building = Monthly AMC amount ÷ No. of buildings assigned for that month
- Penalty = 2 × (Rate per building × No. of buildings not serviced)
- Final payable = Monthly AMC – Penalty

Month	Total Building in group	Building Not Covered	Monthly AMC Amount (₹)	Rate per Building (₹)	Penalty Rule	Penalty Amount (₹)	Final Payable (₹)
Month 1	11	Building 16	2,00,000	18,181.818	2 × Rate per building	36,363.6362	1,63,636.36
Month 2	11	All buildings covered	2,00,000	18,181.818	No penalty	0	2,00,000
Month 3	09	Building 29 & 31 not covered	2,00,000	22,222.22	2 × 2 buildings	88,888.888	1,11,111.11

Second Action: Escalated Penalty for Repeat Violations (6th Month):

If the same or similar lapse occurs again in the following quarter (Month 4–6), **double the penalty amount of the first quarter** shall be imposed.

Penalty Calculation Table for repeated violation/s Example

Rule: If same building in the assigned monthly group is not covered in following quarter, then four times of that building's monthly maintenance rate will be deducted as penalty.

Formula Used

- Rate per building = Monthly AMC amount ÷ No. of buildings assigned for that month
- Penalty = 4 × (Rate per building × No. of buildings not serviced)
- Final payable = Monthly AMC – Penalty

Month	Total Building in group	Building Not Covered	Monthly AMC Amount (₹)	Rate per Building (₹)	Penalty Rule	Penalty Amount (₹)	Final Payable (₹)
Month 1	11	Building 16	2,00,000	18,181.818	4 × Rate per building	72,727.272	1,27,272.728

Month 2	11	All buildings covered	2,00,000	18,181.818	No penalty	0	2,00,000
Month 3	09	Building 29 & 31 not covered	2,00,000	22,222.22	4 × 2 buildings	1,77,777.76	22,222.22

Third Action: Contract Termination:

In case of continued violations or negligence, IIT Bombay reserves the right to **terminate the contract and forfeit the Security Deposit.**

General Penalty Clause:

For any breach of terms and conditions not covered under the above rules, IIT Bombay may levy a **penalty of ₹1,000 per event**, in addition to its right to **forfeit the Security Deposit.**

SECTION VII: PRICE BID FORMAT

Bidders shall quote their prices in the prescribed Price Bid Format only. No other format, handwritten entry, PDF, or modified template will be accepted. All prices must be clear, itemised, and GST as per Government norms. Bidders must ensure that the quoted rates are firm and valid for the (1+1) year, without any escalation.

Any mismatch between the figures entered and/or those submitted elsewhere in the bid will make the bid liable for correction and/or rejection. Bidders are advised to carefully verify all calculations before submission. IIT Bombay reserves the right to reject incomplete, ambiguous, or improperly filled Price Bids.

Disclaimer on Quantities and Bidder Verification: The equipment quantities provided for all buildings have been compiled with due care and are offered solely for indicative and estimation purposes. Minor variations arising from documentation limitations, typographical issues, or actual site conditions may occur. These indicative quantities shall not be construed as a commitment or guarantee by the Institute. The contractor shall carry out maintenance of all equipment installed at site—irrespective of any such variations—without any claim for additional payment or compensation.

Bidders are required to independently verify the site conditions, equipment installed, and scope of work through their own survey prior to submitting their quotations. Submission of a bid shall be deemed as the bidder's unconditional acceptance of the actual quantities and site conditions. No claims, revisions, or financial requests arising from any discrepancy in quantities or site data shall be entertained during or after the contract period.

Price Bid – Important Notes

The AMC shall cover thirty-nine (39) Buildings and thirty-nine (39) Independent Spaces across the campus. A Building is defined as a structure having more than twenty-five (25) key field devices, and an Independent Space is defined as a standalone facility or area having up to twenty-five (25) key field devices. Field devices include detectors, MCPs, hooters, sounders, speakers, modules, interface and other connected fire alarm and communication devices.

The bidder shall quote a comprehensive price for complete maintenance of all fire alarm and communication system devices installed at site, including devices other than the key field devices, based on the bidder's own assessment, expertise, and experience. The quoted price shall be deemed to be inclusive of all such devices, and no additional payment or claim whatsoever shall be admissible on account of omission, underestimation, or non-listing of any device.

The key field devices indicated in Section VII: Penalty and Consequences are provided only for estimation and bid evaluation purposes and shall not limit the scope of maintenance. No claim, variation, or financial adjustment shall be entertained during audit or at any stage of the contract on the grounds of quantity, type, or number of devices installed at site.

The bidder shall quote a price covering all thirty-nine (39) Buildings, where each Building shall be treated as one (1) maintenance unit, and all thirty-nine (39) Independent Spaces, where a set of thirteen (13) Independent Spaces shall be treated as one (1) maintenance unit. Maintenance of all maintenance units shall be carried out once in every quarter, with the units divided into three (3) groups for quarterly

NCAMC

- The NCAMC shall cover the entire campus. Any addition or deletion of buildings during the contract period shall be charged or deducted on a pro-rata basis. The rates quoted are applicable for 39 building and 39 of independent spaces locations of varying field devices no. and building sizes.

Support Services

- A competent service team of three members shall be deployed in each shift to handle complainants and emergencies for the system operations and services. **The deployment shall be on a 24×7 and 365-day basis**, i.e., nine persons per day. The bidder shall be fully responsible for compliance with all statutory and legal requirements, including wages, **relievers**, uniforms, PPEs, and any other applicable obligations.

Retrofitting Jobs

- Retrofitting works shall include modifications, repairs, shifting, or changes to the existing systems, excluding the supply of spares. The scope under retrofitting covers installation, programming, interconnecting, testing, and commissioning only.

Spares and Replacement Components

- This section covers supply of spares only. Installation of regular spares shall be carried out free of cost by the AMC personnel.
- Any major modification not covered in the BOQ shall be executed through a separate tender, unless mutually agreed rates are approved by the IIT Bombay representative.
- All supplies shall be as per the latest system subjected to compatibility with current system. Any change in system make shall be undertaken only with prior approval of the Engineer-in-Charge and shall ensure 100% compatibility with the existing system.
- The quoted rates are unit rates, and payment shall be made on actual quantities executed, duly certified by the Engineer-in-Charge.



Indian Institute of Technology Bombay

Purchase Requisition

Department/Section: FIRE AND SAFETY SECTION

Created By: BANTI KUMAR SAH

Indent #: 1000052012

Created on: 24.12.2025

Indenter Name: FSS (763)

Purchase Type: PR : Adverts. Tender

Local/International: Local

Currency: INR

Cost Center: 1112061 ()

Commitment Item: MAINTENANCE&REPAIRS-EQP

Reference no: 1

Amount:

Short Description: Non-comprehensive Annual

Item Details:

Item No	Item Code	Item Description	Quantity	Unit	Rate	Amount
10		Non-comprehensive Annual Maintenance Fire Detection, alarm and communication (PA) Systems across campus and issuance of form B annually twice. The schedule for maintenance and building details are mentioned in the Section VII: Penalty and Consequences.	1.000	Activ.unit		
10.1		NCAMC Fire alarm and Communications sys Fire Detection, alarm and communication (PA) Systems across campus and issuance of form B annually twice. The schedule for maintenance and building details are mentioned in the Section VII: Penalty and Consequences. Quote for 39 buildings (key field devices > 25) & 39 independent spaces (key Field devices < 25). Independent space (means laboratories, offices, workshops, halls & buildings having field devices less than 25	12.000	each		
10.2		Compliant management 24x7 by deploying competent team of 3 personnel in each shift. All legal compliance related to this manpower shall be followed and responsibility of Contractor.	12.000	each		
20		Retrofitting jobs which means modifications, shifting or changes to Existing systems with existing spares or exclusive of spares. Note: Spares and replacement components are not included. This covers only Installation, testing & commissioning.	1.000	Activ.unit		
20.1		Retrofitting jobs for field devices (Detectors, call points, flasher & sounders, speakers, response indicator, Strobes, Interface modules etc)	2000.000	each		
20.2		Retrofitting jobs for Control Panel (e.g. Panel upgrades, replacing old control panels, adding modules for expansion)	20.000	each		
20.3		Retrofitting jobs PA Unit (PA system upgrades or installation, rack unit mounting, etc)	20.000	each		
20.4		Cabling or wiring (e.g. rerouting, addition of power and signal cables), Note: excluding cable	1000.000	m		
20.5		-Issuance of form B for building managed by our integrated facility management.	10.000	each		

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20.6		Interfacing new or independent spaces (such as laboratories or offices) with the existing main fire alarm control panel, including loop extension, isolators, device addressing, configuration, and testing	20.000	each		
30		Parts of Add Fire Sys :Bosch Parts of Addressable Fire Alarm System (Make: BOSCH)	1.000	Activ.unit		
30.1		Addressable Fire Alarm Control Panel (FACP) – Main - Bosch	1.000	each		
30.2		Repeater Panel / Mimic Panel (LCD/LED) - Bosch	1.000	each		
30.3		Loop Cards / Expansion Cards - Bosch	1.000	each		
30.4		Network Card / Networking Module - Bosch	1.000	each		
30.5		Addressable Smoke Detectors - Bosch	1.000	each		
30.6		Addressable Heat Detectors - Bosch	1.000	each		
30.7		Multi sensor Detectors (Smoke + Heat) - Bosch	1.000	each		
30.8		Addressable Duct Detector Interface - Bosch	1.000	each		
30.9		Voice Evacuation Controller / Amplifier - Bosch	1.000	each		
30.10		Fire Alarm Graphics / Monitoring Software (License) - Bosch	1.000	each		
30.11		Protocol Gateway (BMS / PA / IBMS Integration) - Bosch	1.000	each		
30.12		Beam Detectors (Transmitter + Receiver set) - Bosch	1.000	each		
40		Parts of Add Fire Sys: Notifier/ EST parts/components of an Addressable Fire Alarm System (Make: Notifier/ EST)	1.000	Activ.unit		
40.1		Addressable Fire Alarm Control Panel (FACP) – Main Notifier/EST	1.000	each		
40.2		Repeater Panel / Mimic Panel (LCD/LED) - Notifier/EST	1.000	each		
40.3		Loop Cards / Expansion Cards- Notifier/EST	1.000	each		
40.4		Network Card / Networking Module - Notifier/EST	1.000	each		
40.5		Addressable Smoke Detectors - Notifier/EST	1.000	each		
40.6		Addressable Heat Detectors - Notifier/EST	1.000	each		
40.7		Multisensory Detectors (Smoke + Heat) - Notifier/EST	1.000	each		
40.8		Addressable Duct Detector Interface - Notifier/EST	1.000	each		
40.9		Voice Evacuation Controller / Amplifier - Notifier/EST	1.000	m		

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40.10	Fire Alarm Graphics / Monitoring Software (License) - Notifier/EST	1.000	each		
40.11	Protocol Gateway (BMS / PA / IBMS Integration) - Notifier/EST	1.000	each		
50	Parts of Add Fire Sys: GST, Apollo, Rave parts/components of an Addressable Fire Alarm System (Make: GST, Apollo, Ravel, Micron, Morley, Digicon, Simplex)	1.000	Activ.unit		
50.1	Addressable Fire Alarm Control Panel (FACP) – Main Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.2	Repeater Panel / Mimic Panel (LCD/LED) - Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.3	Loop Cards / Expansion Cards - Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.4	Network Card / Networking Module - Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.5	Addressable Smoke Detectors - Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.6	Addressable Heat Detectors - Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.7	Multisensory Detectors (Smoke + Heat) - Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.8	Addressable Duct Detector Interface Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.9	Voice Evacuation Controller / Amplifier - Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.10	Fire Alarm Graphics / Monitoring Software (License)- Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
50.11	Protocol Gateway (BMS / PA / IBMS Integration)- Apollo, Ravel, Micron, Morley, Digicon, Simplex	1.000	each		
60	Common Parts-- Addressable Fire Systems Includes all common parts of an addressable fire alarm system, irrespective of make; quoted rate shall be applicable for addition or integration of any compatible part into any existing or new system.	1.000	Activ.unit		
60.1	Addressable Input Modules (Monitoring type) - Any Make	1.000	each		
60.2	Addressable Output Modules (Control type) - Any Make	1.000	each		
60.3	Addressable Isolator Modules - Any Make	1.000	each		
60.4	Relay Modules for Equipment Control - Any Make	1.000	each		
60.5	End-of-Line (EOL) Devices / Resistors - Any Make	1.000	each		
60.6	Addressable Sounder (Loop powered) - Any Make	1.000	each		
60.7	Addressable Sounder cum Strobe - Any Make	1.000	each		

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60.8		Voice Evacuation Speakers (Field devices only) - Any Make	1.000	each		
70		Parts of Conven Fire Sys: Ravel,Digicon parts/components of an conventional Fire Alarm System (Make: Ravel and/or Digicon,Agni)	1.000	Activ.unit		
70.1		Main Fire Alarm Control Panel (Conventional, 4--16 Zone) - Ravel, Digicon,Agni	1.000	each		
70.2		Repeater Panel (Conventional) - Ravel, Digicon,Agni	1.000	each		
70.3		Zone Cards (additional if required) - Ravel, Digicon,Agni	1.000	each		
70.4		External Power Supply Unit (if not built-in)	1.000	each		
70.5		SMPS Power Supply - Ravel, Digicon,Agni	1.000	each		
70.6		Wireless Conventional Detectors (Hybrid systems) - Ravel, Digicon,Agni	1.000	each		
70.7		Graphic Floor Annunciator (LED type) - Ravel, Digicon,Agni	1.000	each		
70.8		Fireman Telephone Jack System - Ravel, Digicon,Agni	1.000	each		
70.9		Repeater Sounder Panel - Ravel, Digicon,Agni	1.000	each		
80		Parts of Conven Fire Sys:Morley (Honeywe parts/components of a conventional fire Alarm System (Make: Morley, Honey well)	1.000	Activ.unit		
80.1		Main Fire Alarm Control Panel (Conventional, 4--16 Zone) - Morley (Honeywell)	1.000	each		
80.2		Repeater Panel (Conventional) - Morley (Honeywell)	1.000	each		
80.3		Zone Cards (additional if required) - Morley (Honeywell)	1.000	each		
80.4		External Power Supply Unit (if not built-in) - Morley (Honeywell)	1.000	each		
80.5		SMPS Power Supply - Morley (Honeywell)	1.000	each		
80.6		Wireless Conventional Detectors (Hybrid systems) - Morley (Honeywell)	1.000	each		
80.7		Graphic Floor Annunciator (LED type)	1.000	each		
80.8		Fireman Telephone Jack System - Morley (Honeywell)	1.000	each		
80.9		Repeater Sounder Panel - Morley (Honeywell)	1.000	each		
90		Common Parts:conventional and Address Includes all common parts of an addressable/ conventional fire alarm system, irrespective of make; quoted rate shall be applicable for addition or integration of any compatible part into any existing or new system	1.000	Activ.unit		
90.1		Manual Call Points (Conventional type) - Any Make	1.000	each		

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90.2	Hooter / Sounder - Any Make	1.000	each		
90.3	Sounder cum Strobe (Horn + Flash) - Any Make	1.000	each		
90.4	Beam Detectors (Tx + Rx set) - Any Make	1.000	each		
90.5	Duct Detectors with Sampling Tubes - Any Make	1.000	each		
90.6	Response Indicators (RIs) - Any Make	1.000	each		
90.7	Fire Survival Cable (FS) 2C x 1.5 sq.mm, 2-hour rated - Any Make	1.000	m		
90.8	FRLS Cable 2C x 1.5 sq.mm	1.000	m		
90.9	LSZH / FRLSH (Low Smoke Zero Halogen) Cables - Any Make	1.000	m		
90.10	Cable Trays, GI Conduits, Saddles & Accessories - Any Make	1.000	m		
90.11	Metal Junction Boxes (Fire Rated) - Any Make	1.000	each		
90.12	Surge Protection Device (SPD) - Any Make	1.000	each		
90.13	SMPS Power Supply - Any Make	1.000	each		
100	Parts of Public Add /comm sys : Bosch Parts of PA/ Communication System (Make: BOSCH)	1.000	Activ.unit		
100.1	Fireman's Microphone with priority override, zone selection, gooseneck mic, wall/desk mount - Bosch	1.000	each		
100.2	Emergency PA Console / Main Control Unit, compatible with FAS interface - Bosch	1.000	each		
100.3	Digital Signal Processor (DSP) / Audio Matrix Controller with minimum 8x8 expandable architectur -Bosch	1.000	each		
100.4	Pre-recorded Message Player with at least 10 messages and automatic activation through FAS - Bosch	1.000	each		
100.5	Rack-mounted Mixer / Audio Controller - Bosch	1.000	each		
100.6	Power Amplifier (Class-D), 500W, 100V line output, monitored - Bosch	1.000	each		
100.7	Backup Amplifier (Hot-standby), 500W - Bosch	1.000	each		
100.8	PA – FAS Interface Module (for auto-evacuation messaging)	1.000	each		
100.9	Relay/Control Modules for zone-level activation - Bosch	1.000	each		
100.10	Input/Output Modules for monitoring and override - Bosch	1.000	each		
100.11	Zone Selector Module (8-zone or 16-zone) - Bosch	1.000	each		
100.12	Fire-rated Volume Controllers with emergency override (5-step) - Bosch	1.000	each		

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100.13	Wall-Mounted Speakers, 15W, metal enclosure - Bosch	1.000	each		
100.14	Horn Speakers (Outdoor/Parking/Staircase), 30W/100V line - Bosch	1.000	each		
100.15	Column Speakers (Corridors/Auditoriums), 20-30W	1.000	each		
100.16	Explosion-proof/Flameproof Speakers (if required) - Bosch	1.000	each		
100.17	Surge Protection Devices for outdoor speakers - Bosch	1.000	each		
100.18	IP-based Call Stations for building-level announcements - Bosch	1.000	each		
110	Parts of Public Add/comm sys: Ahuja Parts of PA Communication System (Ahuja)	1.000	Activ. unit		
110.1	Fireman's Microphone with priority override, zone selection, gooseneck mic, wall/desk mount - Ahuja	1.000	each		
110.2	Emergency PA Console / Main Control Unit, compatible with FAS interface - Ahuja	1.000	each		
110.3	Digital Signal Processor (DSP) / Audio Matrix Controller with minimum 8x8 expandable architecture - Ahuja	1.000	each		
110.4	Pre-recorded Message Player with at least 10 messages and automatic activation through FAS - Ahuja	1.000	each		
110.5	Rack-mounted Mixer / Audio Controller - Ahuja	1.000	each		
110.6	Power Amplifier (Class-D), 500W, 100V line output, monitored - Ahuja	1.000	each		
110.7	Backup Amplifier (Hot-standby), 500W - Ahuja	1.000	each		
110.8	PA - FAS Interface Module (for auto-evacuation messaging) - Ahuja	1.000	each		
110.9	Relay/Control Modules for zone-level activation - Ahuja	1.000	each		
110.10	Input/Output Modules for monitoring and override - Ahuja	1.000	each		
110.11	Zone Selector Module (8-zone or 16-zone) - Ahuja	1.000	each		
110.12	Fire-rated Volume Controllers with emergency override (5-step) - Ahuja	1.000	each		
110.13	Wall-Mounted Speakers, 15W, metal enclosure - Ahuja	1.000	each		
110.14	Horn Speakers (Outdoor/Parking/Staircase), 30W/100V line - Ahuja	1.000	each		
110.15	Column Speakers (Corridors/Auditoriums), 20-30W	1.000	each		
110.16	Explosion-proof/Flameproof Speakers (if required) - Ahuja	1.000	each		
110.17	Surge Protection Devices for outdoor speakers - Ahuja	1.000	each		
110.18	IP-based Call Stations for building-level announcements - Ahuja	1.000	each		

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120	Parts of Public Add/comm sys:Honeywell Parts of PA Communication System (Honeywell)	1.000	Activ.unit		
120.1	Fireman's Microphone with priority override, zone selection, gooseneck mic, wall/desk mount - Honeywell	1.000	each		
120.2	Emergency PA Console / Main Control Unit, compatible with FAS interface - Honeywell	1.000	each		
120.3	Digital Signal Processor (DSP) /Audio Matrix Controller with minimum 8x8 expandable architecture Honeyw	1.000	each		
120.4	Pre-recorded Message Player with at least 10 messages and automatic activation through FAS-Honeywell	1.000	each		
120.5	Rack-mounted Mixer / Audio Controller - Honeywell	1.000	each		
120.6	Power Amplifier (Class-D), 500W, 100V line output, monitored - Honeywell	1.000	each		
120.7	Backup Amplifier (Hot-standby), 500W - Honeywell	1.000	each		
120.8	PA – FAS Interface Module (for auto-evacuation messaging) - Honeywell	1.000	each		
120.9	Relay/Control Modules for zone-level activation - Honeywell	1.000	each		
120.10	Input/Output Modules for monitoring and override - Honeywell	1.000	each		
120.11	Zone Selector Module (8-zone or 16-zone) - Honeywell	1.000	each		
120.12	Fire-rated Volume Controllers with emergency override (5-step) - Honeywell	1.000	each		
120.13	Wall-Mounted Speakers, 15W, metal enclosure - Honeywell	1.000	each		
120.14	Horn Speakers (Outdoor/Parking/Staircase), 30W/100V line - Honeywell	1.000	each		
120.15	Column Speakers (Corridors/Auditoriums), 20–30W - Honeywell	1.000	each		
120.16	Explosion-proof/Flameproof Speakers (if required) - Honeywell	1.000	each		
120.17	Surge Protection Devices for outdoor speakers - Honeywell	1.000	each		
120.18	IP-based Call Stations for building-level announcements - Honeywell	1.000	each		
130	Parts ofPublic Addressable/Communication Includes all common parts of an PA/communication system, irrespective of make (BOSCH, Honeywell, Ahuja...); quoted rate shall be applicable for addition or integration of any compatible part into any existing or new system.	1.000	Activ.unit		
130.1	19" Equipment Rack (42U/27U as required)with cooling fan, powerstrip, and accessories B/H/A	1.000	each		
130.2	Line Monitoring Unit for amplifier-speaker line fault detection - Bosch,Honeywell,Ahuja	1.000	each		
130.3	Power Supply Unit with 24V DC regulated output - Bosch,Honeywell,Ahuja	1.000	each		

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130.4	Battery Bank (SMF) with minimum 2 hours backup for full load - Bosch,Honeywell,Ahuja	1.000	each		
130.5	Battery Rack and Wiring Set - Bosch,Honeywell,Ahuja	1.000	each		
130.6	Ceiling Speakers, 6W/100V line, FRLS cable, fire-rated - Bosch,Honeywell,Ahuja	1.000	each		
130.7	End-of-Line (EoL) Devices for cable monitoring - Bosch,Honeywell,Ahuja	1.000	each		
130.8	Speaker Cable FRLS 2C x 1.5 sq.mm - Bosch,Honeywell,Ahuja	1.000	m		
130.9	Fire Survival Cable (2-hour rating) for critical loops - Bosch,Honeywell,Ahuja	1.000	m		
130.10	Cable trays, conduits, GI saddles & accessories - Bosch,Honeywell,Ahuja	1.000	m		
130.11	Patch Panels, RJ45 ports, connectors - Bosch,Honeywell,Ahuja	1.000	each		
130.12	Control Cable 2-core FRLS - Bosch,Honeywell,Ahuja	1.000	m		
130.13	Control Cable 4-core FRLS - Bosch,Honeywell,Ahuja	1.000	m		
130.14	Control Cable 6-core FRLS - Bosch,Honeywell,Ahuja	1.000	m		

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SECTION VIII: ANNEXURES & FORMS

ANNEXURE 1: BIDDER'S INFORMATION

(On Company / Firm Letterhead)

Details of the bidder:		
1	Name of the bidder	
2	Registered Office/Shop Address of the bidder	
3	Details of the Incorporation/Shop Establishment License of the Company	Date:
		Registration No.
4	Details of Franchise (if applicable)	
5	Valid GST Registration No.	
6	Permanent Account No. (PAN)	
7	Name & Designation of the Contact person to whom all references shall be made regarding this tender.	
8	Address for Communication	
9	Telephone No. (with STD Code)	
10	Email Address of the contact person	
11	Fax No. (with STD Code)	

(Signature of the bidder)

Printed Name Designation Seal

Date:

Business Address:

ANNEXURE 2: DECLARATION OF ANNUAL TURNOVER AND INCOME TAX RETURN

(On Company / firm Letterhead)

Date:

To,
Office In-charge,
Fire and Safety Section,
IIT Bombay,
Powai, Mumbai – 400076.

I/we hereby declare that our firm's Annual Turnover and I/we have also supported Audited Accounts for your reference:

F. Y. 2022-23	F.Y. 2023-24	F. Y. 2024 – 25

and

I/we hereby declare that, our firm had filed Income Tax Returns for the last three years i.e. A.Y. 2022- 23, A.Y. 2023- 24 A.Y. 2024- 25. Supported by copy of ITR Acknowledgement.

(Signature of the bidder)

Printed Name Designation Seal

Date:

Business Address:

Encl: As above

ANNEXURE 3: EXPERIENCE IN SIMILAR WORK

(On Company / Firm Letterhead)

Date:

To,
Office In-charge,
Fire and Safety Section,
IIT Bombay,
Powai, Mumbai – 400076.

Brief particulars of the similar work done as per Point 2 of Section 2. (Please attach a copy of the work orders & their completion certificates for our reference)

Sr. No	Name of Company	Work Order No. & Date	Amount of Work order	Completion Certificate attached (Yes/No)	Details of Contact person (Name, Address & Contact No.)

(Signature of the bidder)

Printed Name Designation Seal

Date:

Business Address:

ANNEXURE 4: DECLARATION FOR ACCEPTANCE OF TENDER TERMS AND CONDITIONS

(On Company / firm's Letterhead)

Date:

To,
Office In-charge,
Fire and Safety Section,
IIT Bombay,
Powai, Mumbai – 400076.

I/we carefully gone through the Terms & Conditions as mentioned in the above referred tender document. I/we declare that all the provisions of this tender are acceptable to my company. I/we further certify that I am an authorized signatory of my company and am, therefore, competent to make this declaration.

(Signature of the bidder)

Printed Name Designation Seal

Date:

Business Address:

ANNEXURE 5 – DECLARATION REGARDING CLEAN TRACK

(On Company / firm's Letterhead)

Date:

To,
Office In-charge,
Fire and Safety Section,
IIT Bombay,
Powai, Mumbai – 400076.

I/we carefully gone through the Terms & Conditions contained in the above referred tender. I/we hereby declare that my company / firm is not currently debarred / black listed/convicted by any Government / Semi Government Organizations / Institutions in India or abroad. I/we further certify that I'm competent officer in my company /firm to make this declaration.

Or

I/we declare the following:

Sr. No.	Country in which the company is debarred /blacklisted/ case is pending	Black listed / debarred by Government / Semi Government Organizations/Institutions	Reason	Since when and for how long

(NOTE: In case the company / firm was blacklisted previously, please provide the details regarding Period for which the company / firm was blacklisted and the reason/s for the same)

(Signature of the bidder)

Printed Name Designation Seal

Date:

Business Address:

ANNEXURE 6 - DECLARATION OF LOCAL CONTENT

(To be given on company letter head-For tender value below Rs.10crores)

(To be given by Statutory Auditor / Cost Auditor / Cost Accountant / CA for tender value above Rs.10 crores)

Date:

To,
Office In-charge,
Fire and Safety Section,
IIT Bombay,
Powai, Mumbai – 400076.

Sub: Declaration of Local content

Country of Origin of Goods being offered:

We hereby declare that items offered has ___% local content.

“Local Content” means the amount of value added in India which shall, be the total value of the item being offered minus the value of the imported content in the item (including all customs duties) as a proportion of the total value, in percent.

The bidders cannot claim services such as transportation, insurance, installation, commissioning, training and after sales service support like AMC/ CMC etc. as local value addition.

“False declaration will be in breach of Code of Integrity under Rule175(1)(i)(h) of the General Financial Rules for which a bidder or its successors can be debarred for up to two years as per Rule 151 (iii) of the General Financial Rules along with such other actions as may be permissible under law.”

(Signature of the bidder)

Printed Name Designation Seal

Date:

Business Address:

ANNEXURE 7 – MINIMUM ACTIONS FOR THE MAINTENANCE OF SYSTEMS

The contractor shall carry out all essential activities required to maintain the FAS and PA Systems in fully operational condition. In addition, any task required for compliance with applicable local codes, statutory norms, and mandatory documentation—including form issuance, certification, or records demanded by authorities—shall be carried out by the contractor as part of the scope, without additional cost.

1 Fire Detection, Alarm & communication Systems

1. Addressable & Non-addressable (Conventional & non-conventional) Fire Control Panels (FCP):

- Checking panel health status, LEDs, and power supplies.
- Testing of all zones, devices, and communication lines.
- Backup battery inspection (voltage, capacity, electrolyte level).
- Programming/ Firmware/software updates where applicable. Software engineer shall be arranged who can competent to manage multiple and all make listed in Price bid document.
- Database re-creation for addressable panels

2. Smoke Detectors (Ionization, Photoelectric, Multi-Sensor):

- Functional testing with suitable and approved method
- Cleaning using vacuum/specialized tools.
- Simulation testing using smoke testers.
- Replacement of defective detectors with OEM-certified units.

Heat and Flame Detectors (Fixed Temperature, Rate-of-Rise, Infrared/UV):

- Functional testing with heat/flame simulators.
- Cleaning and preventive maintenance.
- Replacement of defective units.

Manual Call Points (MCPs):

- Functional testing of MCPs.
- Replacement of broken glass and defective switches.

Notification Devices (Hooters, Sounders, Strobes, Response Indicators):

- Testing of sound level, synchronization, and visibility.
- Replacement of defective units immediately.

Repeater Panels, Networking Modules, Relays, Interface Units, Loop Isolators, Cabling, and Junction Boxes:

- Functional testing and verification of connectivity.
- Inspection for wiring integrity and insulation resistance.

Communication system (one way and two ways)

- **Public Address / Voice Evacuation Systems (including Fire-Rated PA System):**
 - Testing of amplifiers, speakers, microphones.
 - Functional drill of evacuation system.
 - Synchronization with FACP for automatic announcements.

Beam Detectors and Aspirating Smoke Detection Systems:

- Calibration and alignment check.
- Filter replacement/cleaning as per OEM guidelines.

Wireless Alarm Systems (where installed):

- Signal strength verification and device testing.
- Battery replacement.

Gas Detectors (Toxic/Flammable, where installed):

- Calibration and bump testing.
- Replacement of sensors as per OEM recommendations.

Integration with PA/BMS Systems:

- Verification of interface functionality.
- Alarm and event logging checks.

4.3 Corrective Maintenance

The Contractor shall be fully responsible for corrective / breakdown maintenance of all components of the Fire Detection, Fire Alarm, Public Address (PA) / Voice Evacuation System, and other communication systems installed across the IIT Bombay campus. Corrective maintenance services shall include, but not be limited to, attending faults, diagnostics, repairs, replacement of defective components, system restoration, and ensuring uninterrupted operability of all systems.

a) Immediate Response to Complaints

- All complaint calls received through phone, e-mail, mobile application, or written request shall be **acknowledged immediately**.
- In case of fire-alarm activation, false alarm, system fault, detector activation, or communication failure, the Contractor must **mobilize corrective action immediately** without waiting for formal approval.

b) Rectification Timeline

- All reported faults shall be **rectified within 24 hours** of complaint logging.
- For major repairs requiring additional time, the Contractor must:
 - Submit reasons for delay in writing,
 - Provide expected completion time, and
 - Implement **temporary / standby arrangements** to ensure continuous protection, monitoring, and alarm notification.

c) Replacement Standards

- Defective components shall be replaced only with **OEM-certified and factory-tested spare parts**, ensuring no compromise to system performance.
- Under no circumstances shall local, refurbished, or non-standard components be used.
- If OEM spares are not available, the Contractor must:
 - Propose equivalent or upgraded replacements,
 - Obtain **written approval** from the Institute's Engineer-In-Charge, and
 - Ensure **100% compatibility** with existing systems, panels, detectors, communication lines, networking, protocols, and programming.

d) System Programming & Calibration

- After repairs or part replacement, the Contractor shall perform complete system calibration, panel programming, address configuration, loop testing, communication interface checks, PA/evacuation testing, and event log verification.
- No system will be considered closed until it returns to **normal healthy mode** without faults or alarms in the panel.

e) Critical Spares Management

- The Contractor shall maintain a minimum 3% of BOQ value, spare parts **within IIT Bombay campus**, including detectors, MCPs, sounders, modules, batteries, fuses, relays, panel cards, networking components, communication cables, and other essential items.
- Stock shall be replenished immediately when used during maintenance or repair.

f) Record Keeping & Documentation

- Every corrective maintenance event must be logged in the complaint management system/mobile app with:
 - Complaint reference number
 - System/Location
 - Fault observed
 - Corrective action taken
 - Parts replaced (if any)
 - Before & after photographs
 - Time of closure and confirmation
- A monthly summary report shall be submitted to the Institute for review and audit.

g) Liability

- The Contractor shall be liable for damage to systems/components caused due to negligence, improper workmanship, delay, or use of non-standard parts, and shall replace/repair such defects at **no additional cost** to the Institute.

ANNEXURE 8: TOOLS AND CONSUMABLES REQUIRED FOR AMC

The Contractor shall arrange and deploy all necessary tools, tackles, and testing instruments for carrying out preventive and corrective maintenance activities. The list shall include, but not be limited to, the following:

1. Tools & Testing Equipment

A. Electrical Testing Equipment

- Multimeter, Clamp meter, Insulation resistance tester (megger)
- Earth resistance tester

B. Fire Alarm Testing Tools

- Smoke detector tester kit
- Heat detector tester
- Beam detector alignment kit

C. Hydraulic Tools

- Hydraulic pressure testing pump
- Hose testing machine
- Valve keys and spanners

D. Fire Suppression System Tools

- Gas filling scale (for weighing cylinders)
- Nozzle cleaning set
- Specialized suppression system maintenance tools

E. Mechanical Tools

- Complete set of wrenches, screwdrivers, pliers, and cutting tools
- Bearing pullers, grease gun, and lubricants

F. Power Tools

- Portable drill machine and Angle grinder
- Electric blower

G. Access equipment and Devices

- Portable ladders, scaffolding, or aerial work platforms (ladders to be used minimally, preference for platforms/scaffolding as per safety norms)
- Portable elevated platforms for safe access to detectors, hooters, and high-level devices
- Portable gas leak detector (water and gas type)
- Preference shall be given to modern maintenance aids such as pole-type detector testers, extension tools, and portable elevated platforms to minimize risk. Extension rods and pole-type detector testers (to reduce work at height risks)
- Leak detector spray
- Calibration kit

2. Consumables (to be Supplied by Contractor under AMC)

- Tags, seals, and maintenance stickers, markings
- Lubricants, greases, and cotton waste
- Fuses, indicator lamps, and relays (minor spares)
- Teflon tape, washers, gaskets, nuts, and bolts
- Dusters/cotton wipes
- Thinner and other cleaning agents.

3. Safety Consumables

- Disposable gloves and masks
- Earplugs
- CO₂ monitoring stickers
- Warning tags and lockout tags (LOTO)
- Fire-rated sealant for cable entries
- Signage labels for panels and cylinders

F.1 FORMAT FOR PERFORMANCE BANK GUARANTEE

(To be typed on Non-judicial stamp paper of the value of Indian Rupees of One Hundred) (TO BE ESTABLISHED THROUGH ANY OF THE NATIONAL BANKS (WHETHER SITUATED AT MUMBAI OR OUTSTATION) WITH A CLAUSE TO ENFORCE THE SAME ON THEIR LOCAL BRANCH AT MUMBAI OR ANY SCHEDULED BANK SITUATED AT MUMBAI).

**To
Registrar,
IIT Bombay, Powai, Mumbai – 400076.**

LETTER OF GUARANTEE

WHEREAS Indian Institute of Technology Bombay (Buyer) have invited Tenders vide Rfx No..... Dt. for **Non-Comprehensive Annual Maintenance Contract (NC-AMC) for all Fire Detection & Alarm Systems (FAS) and Public Address (PA) Systems across IIT Bombay Campus** AND WHEREAS the said tender document requires that any eligible successful tenderer (seller) wishing to work in response thereto shall establish an irrevocable Performance Guarantee Bond in favour of “**Registrar, Indian Institute of Technology Bombay**” in the form of Bank Guarantee @ 5% of the quoted value and valid till one year Plus 60 days or up to warranty period whichever is later from the date of issue of Performance Guarantee Bond may be submitted within 15 (Fifteen) days from the date of Contract Acknowledgement as a successful bidder.

NOW THIS BANK HEREBY GUARANTEES that in the event of the said tenderer (seller) failing to abide by any of the conditions referred in tender document / Contract order / performance of the “**Non-Comprehensive Annual Maintenance Contract (NC-AMC) for all Fire Detection & Alarm Systems (FAS) and Public Address (PA) Systems across IIT Bombay Campus**” this Bank shall pay to Indian Institute of Technology Bombay on demand and without protest or demur @ 5% of the quoted value.

This Bank further agrees that the decision of the Indian Institute of Technology Bombay (Buyer) as to whether the said Tenderer (Seller) has committed a breach of any of the conditions referred in tender document / Contract order shall be final and binding.

We, (name of the Bank & branch) hereby further agree that the Guarantee herein contained shall not be affected by any change in the constitution of the Tenderer (Seller) and/ or Indian Institute of Technology Bombay (Buyer).

Notwithstanding anything contained herein:

- 1. Our liability under this Bank Guarantee shall not exceed Rs. (Indian Rupeesonly).
- 2. This Bank Guarantee shall be valid up to..... (date) and
- 3. We are liable to pay the guaranteed amount or any part thereof under this bank guarantee only and only if IIT Bombay serve upon us a written claim or demand on or before (date).

This Bank further agrees that the claims, if any, against this Bank Guarantee shall be enforceable at our branch office at situated at (Address of local branch).

Yours truly,

Signature and seal of the guarantor:

Name of Bank:

Address:

Date:

F.2. PERFORMA FOR DECLARATION TOWARDS EMD

(On the applicant Company's Letterhead)

Whereas, I/we _____ (name of agency) has submitted bid for _____ (name of work) and whereas the Earnest Money Deposit is being exempted in the aforesaid tender to give relief to the bidders as per Govt. norms.

I/we hereby submit the following declaration in lieu of submitting Earnest Money:-

(1) If after the opening of tender, I/we withdraw or modify my/our bid during the period of validity of tender (including extended validity of tender) specified in the tender documents;

OR

(2) If, after the award of work, I/we fail to accept LOA/LOI, or to sign the contract, or to submit performance Guarantee, or fail to commence the work within the stipulated time period prescribed in the Tender documents;

OR

(3) If, I/we furnish any incorrect or false statement/information/document;

OR

(4) If, I/we hide any relevant information or do not disclose any material fact in the tender;

OR

(5) If, I/we commit any breach of integrity pact,

I/we may be put under Black-List for a period of two years and shall not be eligible to bid for IIT Bombay tenders from the date of issue of such order.

Stamp & Signature of the Contractor(s)

F.3. COMPANY DECLARATION FOR PRE-QUALIFICATION CRITERIA

(On the Bidders Company's Letterhead)

We would like to clarify that we qualify for this work as our company meets all the eligibility criteria of the tender. The details are as under:

Sr. No.	Qualification / Eligibility Criteria	Qualified (Yes / No)	Evidence / Documents uploaded	Remarks
1	Bidder should have minimum 5 years existence. Certificate of Incorporation/Registration to be enclosed.			
	Operations must be within MMRDA or within 250 km from IIT Bombay; otherwise, bidder shall have an operational and registered office within MMRDA jurisdiction.			
2	Experience in similar fire & safety works: a) Three works each \geq Rs. 63,00,000 OR b) Two works each \geq Rs. 78,80,000 OR c) One work \geq Rs. 1,26,00,000 (including GST). Copies of work orders and completion certificates required. Experience records to be submitted as per Annexure 3.			
4	Valid Class 'A' and/or Class 'B' Fire License issued by Government of Maharashtra. Self-attested copies required.			
5	PAN Card of the firm to be enclosed.			
6	GST Registration Certificate of the firm to be enclosed.			
7	Details of the firm to be submitted as per Annexure 1.			
8	Minimum annual turnover of Rs. 90,00,000/- during the last three financial years. Annexure 2. FY 24-25 Rs..... FY 23-24 Rs..... FY 22-23 Rs.....			
9	Bidder should not be blacklisted/suspended and no legal disputes pending. Undertaking as per Annexure 5.			
10	Acceptance of Tender Terms & Conditions. Undertaking as per Annexure 4.			
11	Bank Solvency Certificate of minimum Rs. 63,00,000 /- from Nationalized/Scheduled Bank (not older than 3 months).			
12	Undertaking certifying truthfulness of all uploaded documents. Mandatory.			
13	Valid EPF and ESIC registration.			
14	Sufficient technically skilled manpower, machinery, tools, and infrastructure facilities to complete the work. Declaration on company letterhead to be submitted.			

(Signature, Name, designation, contact address and telephone number of the authorized signatory