

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 (AMC) of Fire Fighting & sprinkler System (Wet System) across the IIT Bombay Campus

आईआईटी बॉम्बे परिसर में अग्निशमन तथा स्प्रिंकलर प्रणाली (आर्द्र प्रणाली) के लिए गैर-समग्र वार्षिक अनुरक्षण अनुबंध (एएमसी) हेतु निविदा आमंत्रण

PR No. 1000052019, RFx No. 6100002591

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 (AMC) of Fire Fighting & sprinkler System across IIT Bombay Campus.

E-Tender will be available on Online Portal <https://portal.iitb.ac.in/vrp/index.jsp> and Central Public Procurement Portal (CPPP) from 06.01.2026 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.	1000052019, 6100002591,
Work Description	Non-Comprehensive Annual Maintenance Contract (AMC) of Fire Fighting & sprinkler System (Wet System) 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 or Central Public Procurement Portal (PPP). The e-Tender will be available on the Online Portal from 06 January 2026 to 28 January 2026 up to 14:30 hrs.
Earnest Money Deposit	Earnest Money Deposit (EMD) of Rs. 350000/- (Rupees Three lacs fifty 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 28 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, 14:30hrs
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 15:00 hrs Part-II (Price Bid): 05.02.2026 at 15:00 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 & safety systems 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. 60,000,00/- (including GST)
 - or
 - b. at least two satisfactorily completed contracts each costing not less than Rs. 73,000,00/- (including GST)
 - or
 - c. at least one satisfactorily completed contracts each costing not less than Rs. 1,18,000,00/- (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. 60,000,00/- 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. 60,000,00/-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: Deviation limits shall **not be applicable** for 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 Non-comprehensive Annual Maintenance Contract (NC-AMC) for all Fire Fighting & sprinkler System (Wet System) installed across IIT Bombay campus. The work scope includes but not limited to, preventive maintenance, corrective maintenance, testing, statutory compliance, resource deployment, liaison with authorities, documentation.

1. Wet system for fire fighting

- The contractor shall ensure the **functionality of the complete wet fire-fighting system at all times**. This includes pump room equipment, main pumps, jockey pumps, diesel pumps, motors, control panels, water tanks, risers, wet risers, yard hydrants, hose reels, sprinklers, and the entire piping network.
- The required operating pressure shall be maintained throughout the building, ensuring that hydrants and sprinklers at the topmost and farthest locations receive the correct pressure and flow.
- The contractor shall work **toward achieving zero downtime by carrying out regular inspection**, preventive maintenance, cleaning, tightening, lubrication, and timely correction of defects. All fire pumps shall be checked and tested in both automatic and manual modes. This also includes the testing of pressure switches, flow switches, alarm valves, isolation valves, non-return valves, pressure-reducing valves, pressure gauges, and all associated controls.
- The contractor shall inspect the complete pipeline network for any leakage, corrosion, choking, or air pockets so that the system remains fully charged at all times.
- The proper functioning of hydrants, hose reels, sprinklers, yard hydrants, and fire brigade inlets shall be verified to confirm readiness during an emergency.
- 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

The contractor shall ensure full compliance with all applicable statutory provisions, regulations, codes, and standards related to fire safety, fire-fighting systems, electrical installations, and building safety, including but not limited to the National Building Code (NBC), relevant Indian Standards (IS), Maharashtra Fire Prevention and Life Safety Measures Act, and guidelines issued by the Chief Fire Officer (CFO), MIDC Fire Services, or any other competent authority.

It shall be the contractor's responsibility to obtain, maintain, and update all statutory documentation, certifications, test reports, and records required under the law. Any lapse in statutory compliance—including delayed submissions, incomplete documentation, failure to meet legal testing requirements, or any non-conformity identified during inspections may lead to penalties and/or termination of the contract.

a. Form B Certification:

- Contractor shall ensure all systems of each building comply with Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and issuance of **Form B**.
- Any repairs/rectifications required for Form B certification shall be done immediately.
- Contractor shall be responsible to local Fire Service statutory compliances.
- Contractor must ensure no system downtime beyond permissible maintenance periods.
- All defective components shall be replaced OEM-approved parts and with approval of Engineer Incharge.
- Contractor shall maintain sufficient spares stock at their store in IITB campus.

b. Standards & Codes:

The contractor shall ensure that all inspections, testing, repairs, and maintenance activities conform to the latest editions of the following:

- National Building Code (NBC 2016)
- Relevant BIS/IS Standards (e.g., IS 2189, IS 2190, IS 15105, IS 15104, IS 15683, etc.)
- Maharashtra Fire Services requirements
- Relevant NFPA standards (where applicable and approved by IIT Bombay)

4. Preventive Maintenance Schedule

The contractor shall carry out a comprehensive Preventive Maintenance (PM) program for all fire-fighting systems as per the approved schedule. All preventive maintenance activities shall be performed strictly within the designated month for each building group, without rollover delays. Form B certification shall be issued as per requirements.

5. Corrective Maintenance

Corrective Maintenance (CM) shall include all actions required to rectify faults, restore functionality, or address breakdowns in any fire-fighting system. The contractor shall adhere to the following:

- All complaints must be attended to **immediately upon receipt**, with priority to life-safety systems.
- Rectification must be completed within **24 hours**, or appropriate **temporary/standby arrangements** must be provided.
- All faulty or defective components shall be replaced only with **OEM-certified spares** after approval of the Engineer-in-Charge.
- The contractor shall maintain a sufficient inventory of **critical and fast-moving spares** within the IIT Bombay campus store to avoid downtime.

Failure to carry out timely corrective action will attract actions as per the Penalty and Consequences section.

6. Complaint & Emergency Response

The contractor shall provide a robust complaint-handling and emergency-response mechanism to ensure uninterrupted operation of all fire safety systems.

- 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:** The contractor shall deploy a minimum of 01 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. He shall be competent in overall pump room operations, inspection and test and solve
- The 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

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. The Contractor may establish a store to enable quick mobilization, efficient complaint management, and timely assistance in preventive and corrective maintenance activities.

8. Make for system Retrofit and Rectification Work

The below list indicates preferred makes for guidance only and shall not be treated as exclusive. Replacement shall preferably be of the same make as the existing system. In case the same make is not available, any equivalent Indian make meeting relevant standards may be used, subject to prior written approval of the Engineer-in-Charge. All materials 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.

Item / Description	Make
Pump Seals (Hydrant / Sprinkler / Jockey / Diesel)	SKF India · NPC (National Pump Components) · Kirloskar OEM
Pump Coupling Set & Bushes	SKF India · Fenner India · Lovejoy (India stock)
Pump Bearings (DE / NDE)	SKF India · FAG India · Timken India
Pump Shaft Sleeve	Kirloskar · KSB India · NPC
Paddle Type Flow Switch	Potter India · Edwards India · Honeywell India
Pressure Reducing Valve (SS)	Spirax Sarco India · Zoloto · Thermodyne
Pressure Reducing Valve (GM/CI)	Kirloskar Valves · Zoloto · Leader Valves
Sprinkler Heads (upright/pendent/sidewall)	Tyco India · Reliable India · Viking India
Landing Valve Washer & Seat Kit	Zoloto · Kirloskar · Local OEM Spares
Jockey Pump Pressure Controller Card	Kirloskar · Lubi · Crompton
MS / DI Pipes	Tata Pipes · Jindal · Surya Roshni
GI Fittings (Elbow / Tee / Coupler)	Precision · Leader · Zoloto
Suction Strainer (Medium / Large)	Kirloskar · Leader · Precision
GM Hydrant Valves & Spares	Zoloto · Kirloskar · Leader
SS Hydrant Valves & Spares	Astra Valves (Mumbai) · Zoloto · Leader
Canvas Hose Pipe (63mm)	Ace Fire · Ridex · Newage India
Hose Reel Drum (Complete Set)	Kiran Fire · Watertech · Newage India
Hose Reel Drum (Only Drum)	Kiran Fire · Watertech · Local Fabricated (IS)
Shutoff Nozzle (PVC / GM / SS)	Newage · Zoloto · Leader
Hose Clip / Binding	Leader · Precision · Local IS Suppliers
Air Release Valve	Zoloto · Leader · Kirloskar
Ball Valves (15–50mm)	Apollo · Venus · Leader
Short Branch Pipe (GM / SS)	Newage · Zoloto · Leader
Hose Cabinet (Single / Double Door)	Kiran Fire · Watertech · Redline Fire
Fire Door	Akshar Fire · Samarth Fire · Gold Plus Fire
Fire Door / Hose Box Glass & Key	Local IS Suppliers · Kiran Fire · Redline
Break Glass Hammer with Chain	Potter India · Edwards India · Newage
Pressure Gauge with Syphon & Cock	WIKA India · Ashcroft India · H. Guru
Pressure Switch	Honeywell India · Potter India · Indfos
Hydrant Valve Cap (PVC / GM)	Zoloto · Leader · Local OEM
Fire Brigade Inlet / NRV Coupling	Newage · Zoloto · Leader
Butterfly Valves (50–250 NB)	Kirloskar · Zoloto · Leader
NRV (50–150 NB)	Zoloto · Leader · Kirloskar
MS Sand Bucket (Round Bottom)	Local Fabricator (IS) · Kiran Fire · Redline
Y-Strainer (50 NB and above)	Zoloto · Leader · Precision

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 Annual Maintenance Contract (AMC) for the fire protection systems.
- This includes all items necessary for preventive maintenance, corrective maintenance, repairs, inspection, testing, servicing, and restoration of both the wet fire-fighting systems.
- The contractor shall bring all tools, safety gear, and consumables needed for pump room equipment, hydrants, sprinklers, risers, piping networks, control panels, cylinders, valves, detectors, actuators, solenoids, and associated components.
- 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 Fighting & sprinkler System (Wet System) across the IIT Bombay campus. The maintenance linked penalty clause is included only to support timely and consistent maintenance. Each building will 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.

A building-wise summary of equipment is provided only for reference. Detailed equipment information (make, model, size, type, etc.) may be downloaded from the link included in the tender document. **Link:** https://docs.google.com/spreadsheets/d/1oDNcgungsX6fnmZBHcc3ZAyc3u_vO-7L/edit?usp=sharing&oid=117181554388394730825&rtpof=true&sd=true

Group 1 (Maintenance Months: 1st, 4th, 7th, 10th)	
Building Name	Floors
HOSTEL BUILDING NO 18	G+9
BSBE	G+6
HOSTEL Bldg. 14 (A, B, C Wing)	G+7
COMPUTER COMPLEX	B+G+5
ARAVLI BLDG-22	G+16
GYMKHANA INDOORS	G
DS FOUNDATION GYMKHANA	G+5
MANAS	G+11
DHAULADHAR	G+6
VINDYA	G+6
ANNATA	G+16
BUIDLING A1, Equivalent to Hostel e.g. 17 & 18	G+9
BUIDLING A2, Equivalent to Hostel e.g. 18	G+9
Group 2 (Maintenance Months: 2nd, 5th, 8th, 11th)	
Building Name	Floors
HOSTEL 17	G+9
DESE (ESED)	G+7
NILGIRI BUILDING	G+16
UDAYGIRI BLDG-15	G+7
LECTURE HALLS	G+3
GIRNAR WHITE HOUSE BLDG-20 (A+B wing)	G+6
HOSTEL 12 (A, B, C, D wing)	G+7

JAYANTIA	G+6
SAHYADRI	G+6
HIMADRI	G+20
MONASH	G+3
BUIDLING B1, Equivalent to Department or centre e.g. ESED	G+9
BUIDLING B2, Equivalent to Department or centre, e.g. ESED	G+9
Group 3 (Maintenance Months: 3rd, 6th, 9th, 12th)	
Building Name	Floors
HOSTEL 15 & 16	G+10
HOSTEL 10 (A, C, D+N wing)	G+9+7
RAHUL BAJAJ TIC	B+G+7
PADMAWATI GUEST HOUSE	G+13
SHIVALIK	G+14
NANOELECTRONICS	G+7
CONVOCAATION HALL	G
VMCC	G+5
SATPURA BLDG-21	G+6
PURVANCHAL BLDG-24	G+7
BRAHMAPUTRA BLDG-23	G+7
HSS	B+G+6
RESEARCH PARK	G+14
BUIDLING C2, Equivalent to Residential e.g. Himadri	L+P+22

PENALTY 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 VIII: 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.

A building-wise summary of equipment is provided only for reference. Detailed equipment information (make, model, size, type, etc.) may be **downloaded from the link** included in the tender document: https://docs.google.com/spreadsheets/d/114dyF44lmStVpFDMkz7J5XToygSzHmk9/edit?usp=drive_link&oid=112166817066934084191&rtppof=true&sd=true

Sr. No.	Description of	Make/Model/Size	Total
1	MAIN HYDRANT PUMP	Multiple Make, Model Capacity -Refer datasheet from above link	22
2	MAIN SPRINKLER PUMP		17
3	SPRINKLER JOCKEY PUMP		20
4	HYDRANT JOCKEY PUMP		22
5	BOOSTER PUMP		116
6	DIESEL ENGINE PUMP		20
7	STANDBY HYDRANT PUMP		1
8	STANDBY SPRINKLER PUMP		1
9	FLOW SWITCH	-	438
10	PRESSURE GAUGE	15MM/16KG	340
11	PRESSURE SWITCH		145
12	SPRINKLERS	-	21910
13	HOSE REEL DRM & PIPE	20mm/ 30m	783
14	HOUSE BOX	Double door	513
15	CANVAS HOSE	63mm/15m	1605
16	BRANCH NOZZLE	63mm/ss	871
17	AIR VESSEL TANK		49
18	WATER TANK		99
19	NRV (NON-RETURN VALVE)	200mm	12

		150mm	131
		100mm	37
		80mm	32
		65mm	6
		50 mm	28
20	BUTTERFLY VALVE	300mm	2
		250mm	5
		200mm	38
		150mm	258
		100 mm	247
		80 mm	308
		50 mm	38
		65 mm	71
		40 mm	0
21	GATE VALVE	300 mm	0
		250mm	2
		200mm	20
		150mm	13
		100mm	7
		80mm	10
		65mm	5
		50mm	36
		40mm	26
		32mm	0
		25mm	159
		15mm	14
22	BALL VALVE	50mm	334
		40mm	87
		32mm	92
		25mm	552
		20MM	83
		15mm	198
23	AIR RELEASE VALVE	25 mm	190
		15 mm	7
24	ALARM VALVE		13
25	Y-STRAINER	250mm	0
		200mm	14
		150mm	24
		100mm	25
		65mm	5
		50mm	2
26	DOUBLE HYDRANT VALVE (ss)	63mm	526
27	SINGLE HYDRANT VALVE (ss)	63mm	432
28	RISER	150mm	84
		100mm	23
		50 mm	7

		80mm	43
29	4 WAY INLET	63mm	40
30	2 WAY INLET	63 mm	29
31	FIRE PANEL		86
32	SIGHT FLOW INDICATOR	50MM	113
33	EXPANSION JOINT	150mm	7
		80mm	5
34	FIREMAN Axe		85
35	RUBBER BELLOW	200mm	7
		150mm	8
		100mm	1
		65mm	5
		50mm	2
37	DIESEL TANK		20

Note: The firefighting system across the campus comprises multiple makes, models, capacities, and vintages. No single make or model shall be assumed applicable to all locations. **Hence**, make, model, size, rating, and technical parameters of each item shall be strictly as per the “Hydrant data Sheet_IITB Powai” available on link: https://docs.google.com/spreadsheets/d/1oDNcgungsX6fnmZBHcc3ZAyc3u_yO-7L/edit?usp=sharing&oid=117181554388394730825&rtpof=true&sd=true

PRICE BID – IMPORTANT NOTES

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 (Thirty-nine) buildings at present of varying sizes.

Support Services

- One (1) competent service person shall be deployed in each shift to handle emergencies and manage pump room operations and services. **The deployment shall be on a 24×7 and 365-day basis**, i.e., three (3) 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, 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 existing system make and specifications or approved equivalents. Any change in make or model 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 #: 1000052019

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: NCAMC for Hydrant and Sprinkler IITB

Item Details:

Item No	Item Code	Item Description	Quantity	Unit	Rate	Amount
10		Non-comprehensive Annual Maintenance	1.000	Activ.unit		
10.1		NCAMC Wet Fire-Fighting System This includes the complete wet fire-fighting system comprising pumps, tanks, risers, hydrants, sprinklers, hose reels, piping, valves, panels, issuance and deployment of one service person per shift, competent in pump room operations, testing, and maintenance. The system will cover the buildings listed in SECTION VI: PENALTY AND CONSEQUENCES, with a total 39 buildings ensuring each building is serviced within 1 quarter."	12.000	each		
10.2		Support service of 1 person in each shift to manage emergencies and he/she shall be competent in pump room operations and service.	12.000	each		
20		Retrofitting Jobs (excluding parts) (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		Replacement of landing valves or hydrant valves	20.000	each		
20.2		Replacement of complete unit of hose reels	50.000	each		
20.3		Repair of pillar yard hydrants	30.000	each		
20.4		Repairing and welding of damaged hydrant pipelines	10.000	each		
20.5		Replacement of sprinkler heads	200.000	each		
20.6		Replacement of sprinkler network pipelines of 1 m length	200.000	each		

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20.7		Repair of sprinkler network pipelines per sprinkler head	200.000	each		
20.8		Reinstatement after discharge (complete system reset)	4.000	each		
20.9		Repair of leakages in pipelines (cutting, welding, fittings, flange, replacement of 1m or less length): underground including civil & excavation work	15.000	each		
20.10		Repair of leakages in pipelines (cutting, welding, fittings, flange, replacement of 1m or less length): Exposed/over earth including civil work	30.000	each		
20.11		Repair of pillar/yard hydrants Without civil work	50.000	each		
20.12		Replacement of zone control valves OR deluge valve above 100mm	3.000	each		
20.13		Replacement of zone control valves or deluge valve upto 100mm	3.000	each		
20.14		Replacement of butterfly valves upto 100	20.000	each		
20.15		Replacement of butterfly valves above 100	20.000	each		
20.16		Replacement of check valves, upto 100mm	5.000	each		
20.17		Replacement of check valve above 100mm	5.000	each		
20.18		Replacement of strainer upto 100mm	5.000	each		
20.19		Replacement of strainer above 100mm	5.000	each		
20.20		Leak Detection Acoustic Leak Detection (Non-Invasive) of underground/inaccessible pipelines per building	8.000	each		
30		HYDRANT SYSTEM / WET SYSTEM SPARES For Rate Contract	1.000	Activ.unit		
30.1		Hydrant Pump Seal (Refer data sheet for pump models)	1.000	each		
30.2		Sprinkler Pump Seal (Refer data sheet for pump models)	1.000	each		
30.3		Jockey Pump Seal (Refer data sheet for pump models)	1.000	each		
30.4		Diesel Pump Seal (Refer data sheet for pump models)	1.000	each		
30.5		Flow switch	1.000	each		
30.6		Pressure-Reducing valve (SS)	1.000	each		
30.7		Pressure-Reducing valve (GM)	1.000	each		
30.8		Sprinkler heads (conventional, upright/pendent/sidewall)	1.000	each		
30.9		Landing valve washers and seat replacement kit	1.000	each		

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30.10		Jockey pump pressure controller card	1.000	each		
30.11		MS/DI pipe for replacement (Less than 50mm, one length of 3m)	1.000	each		
30.12		MS/DI pipe for replacement (50 to less than 100mm, length 3m)	1.000	each		
30.13		MS/DI pipe for replacement (100 to less than 150mm, length 3m)	1.000	each		
30.14		MS/DI pipe for replacement (greater than or equal to 150, length 3m)	1.000	each		
30.15		GI fittings (elbows)-50NB	1.000	each		
30.16		GI fittings (elbows)-100NB	1.000	each		
30.17		GI fittings (elbows)-150NB	1.000	m		
30.18		GI fittings (elbows)-250NB	1.000	each		
30.19		GI fittings (couplers)-50NB	1.000	each		
30.20		GI fittings (couplers)-100NB	1.000	each		
30.21		GI fittings (couplers)-150NB	1.000	each		
30.22		GI fittings (couplers)-250NB	1.000	each		
30.23		GI fittings (tees)-50NB	1.000	each		
30.24		GI fittings (tees)-100NB	1.000	each		
30.25		GI fittings (tees)-150NB	1.000	each		
30.26		GI fittings (tees)-250NB	1.000	each		
30.27		Suction strainer medium	1.000	each		
30.28		Suction strainer Large	1.000	each		
30.29		GM Single Hydrant Valve	1.000	each		
30.30		GM Double Hydrant Valve	1.000	each		
30.31		GM Hydrant Valve Lug	1.000	each		
30.32		GM Hydrant Valve Coupling with fitting washer	1.000	each		
30.33		GM Hydrant Valve Spindle	1.000	each		
30.34		GM Hydrant Valve Spindle Sheet	1.000	each		
30.35		GM Hydrant Valve Sheet Washer	1.000	each		

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30.36		GM Hydrant Valve Bonnet	1.000	each		
30.37		SS Single Hydrant Valve	1.000	each		
30.38		SS Double Hydrant Valve	1.000	each		
30.39		SS Hydrant Valve Lug	1.000	each		
30.40		SS Hydrant Valve Coupling	1.000	each		
30.41		SS Hydrant Valve Spindle	1.000	each		
30.42		SS Hydrant Valve Spindle Sheet	1.000	each		
30.43		SS Hydrant Valve Sheet Washer	1.000	each		
30.44		SS Hydrant Valve Bonnet	1.000	each		
30.45		Canvas Hose Pipe 63mm Dia, 15Mtr Long With GM Male and Female Coupling (Complete Set)	1.000	each		
30.46		Canvas Hose Pipe 63mm Dia, 30Mtr Long With GM Male and Female Coupling (Complete Set)	1.000	each		
30.47		Canvas Hose Pipe 63mm Dia, 15Mtr Long With SS Male and Female Coupling (Complete Set)	1.000	each		
30.48		Canvas Hose Pipe 63mm Dia, 30Mtr Long With SS Male and Female Coupling (Complete Set)	1.000	each		
30.49		Only Canvas Hose Pipe 63mm Dia, 15Mtr	1.000	each		
30.50		Only Canvas Hose Pipe 63mm Dia, 30Mtr long	1.000	m		
30.51		GM Male and Female Coupling	1.000	each		
30.52		GM Male and Female Coupling	1.000	each		
30.53		SS Binding For Male and Female Coupling	1.000	each		
30.54		Copper Binding For Male and Female Coupling	1.000	each		
30.55		Hose Reel Drum With 20mm Dia, 30Mtr) Long Thermo Plastic Pipe, PVC Shutoff Nozzle, (Complete Set)	1.000	each		
30.56		Only Hose Reel Drum	1.000	each		
30.57		Only Thermo Plastic Pipe 20mm Dia, 30Mtr Long	1.000	m		
30.58		PVC Shutoff Nozzle	1.000	each		
30.59		SS Shutoff Nozzle	1.000	each		
30.60		GM Shutoff Nozzle	1.000	each		

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30.61		SS Hose Clip	1.000	each		
30.62		25mm Air Release Valve	1.000	each		
30.63		50mm Ball Valve	1.000	each		
30.64		25mm Ball Valve	1.000	each		
30.65		15mm Ball Valve 15mm Ball Valve	1.000	each		
30.66		SS Short Branch Pipe	1.000	each		
30.67		GM Short Branch Pipe	1.000	each		
30.68		Double Door Hose Cabinet	1.000	each		
30.69		Single Door Hose Cabinet	1.000	each		
30.70		Fire Door Glass	1.000	each		
30.71		Fire Door Key	1.000	each		
30.72		Fire Door Key Glass	1.000	each		
30.73		Hose Box Glass	1.000	each		
30.74		Hose Box Key	1.000	each		
30.75		Hose Box Key Glass	1.000	each		
30.76		Glass Rubber Breeding	1.000	each		
30.77		Break Glass Hummer With Chain	1.000	each		
30.78		Pressure Gauge with Syphon & Cock	1.000	each		
30.79		Pressure Switch	1.000	each		
30.80		Hydrant Valve Cap PVC	1.000	each		
30.81		Hydrant Valve Cap GM	1.000	each		
30.82		Fire Brigade Connection NRV Type Coupling	1.000	each		
30.83		Fire Brigade Tank Inlet Coupling	1.000	each		
30.84		PVC Cap For Fire Brigade Connection and Tank Inlet Coupling	1.000	each		
30.85		Hydrant Valve Wheel	1.000	each		
30.86		20mm Ball Valve	1.000	each		

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30.87		50NB Butterfly Valve	1.000	each		
30.88		65NB Butterfly Valve	1.000	each		
30.89		80NB Butterfly Valve	1.000	each		
30.90		100NB Butterfly Valve	1.000	each		
30.91		150NB Butterfly Valve	1.000	each		
30.92		200NB Butterfly Valve	1.000	each		
30.93		250NB Butterfly Valve	1.000	each		
30.94		50NB NRV	1.000	each		
30.95		65NB NRV	1.000	each		
30.96		80NB NRV	1.000	each		
30.97		100NB NRV	1.000	each		
30.98		150NB NRV	1.000	each		
30.99		MS Send Bucket (Round Bottom)	1.000	each		
30.100		Y-STRAINER (50-100mm)	1.000	each		
30.101		Y-STRAINER (150-200mm)	1.000	each		
30.102		Y-STRAINER 250mm and above	1.000	each		
30.103		Stainless Steel (SS) Fire Hose Nozzles	1.000	each		
30.104		variable flow nozzle Selectable Gallonage Pistol Grip Handline Nozzle	1.000	each		

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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 FIRE FIGHTING SYSTEM

The contractor shall carry out all essential activities required to maintain the Wet Riser, Hydrant, Sprinkler 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. The below activities along with routine tightening, sealing, greasing, and similar minor tasks shall be considered part of the contractor's responsibility:

1. Wet System (Hydrant, Sprinkler, Pumping, fire duct with complete Wet Systems)

- a. **Wet Risers, Downcomer, and Yard Hydrants:**
 - Visual inspection and pressure testing.
 - Flushing of lines to prevent choking.
 - Functional checks of hydrant points.
- b. **Sprinkler Systems (Flow Switches, Pressure Switches, Control Valves, Piping Network):**
 - Functional testing of flow and pressure switches.
 - Cleaning, lubrication, and operational check of control valves.
 - Sprinkler head inspection for blockages/corrosion.
- c. **Hose Reels, Hydrant Valves, Landing Valves, Branch Pipes, Nozzles, Couplings:**
 - Hose pressure testing and rewinding.
 - Checking for leaks, corrosion, and physical damage.
 - Replacement of damaged couplings/nozzles.
- d. **Fire Hydrant System (Main Pumps, Jockey Pumps, Diesel Pumps, Valves, Gauges):**
 - Test run and logging of all pumps.
 - Pressure and flow measurement.
 - Checking gland packing, seals, and alignment.
- e. **Fire Pumps (Main, Jockey, Standby/Diesel) and Associated Panels:**
 - Inspection and testing of control panels, starters, relays.
 - Verification of automatic and manual pump start.
 - Insulation resistance and electrical safety checks.
- f. **Terrace Pumps, Booster Pumps, Pressure Gauges, Flow Switches, Branch Pipes:**
 - Functional testing and calibration.
 - Checking priming arrangements and NRVs.
 - Pressure monitoring.
- g. **Internal & External Hydrant Systems:**
 - Operational checks of hydrant points.
 - Pressure/flow measurement.
 - Valve maintenance.
- h. **Inlet/Outlet Connections:**
 - Cleaning and lubrication of inlet/outlet valves.
 - Functional check for coupling compatibility.
- i. **Electric Fire Pumps:**
 - Test runs on electrical supply.
 - Electrical protection system check.
- j. **Diesel Engine–Driven Fire Pumps:**
 - Test run and fuel system check.
 - Battery charging and starter motor inspection.
 - Exhaust and cooling system checks.
- k. **Jockey Pumps:**
 - Pressure setting verification.
 - Test run for automatic start/stop.
- l. **Pressure Switches, Gauges, Flow Meters:**

- Calibration and accuracy verification.
- Replacement if defective.
- m. **Pump Controllers, Starters, Relays, etc.:**
 - Functional testing of auto/manual operation.
 - Verification of alarms, interlocks, and protection devices.
- n. **Water Storage & Distribution Systems (Fire Water Tanks, Level Monitoring, Reservoirs, Overhead & Underground Tanks, Fire-Rated Piping Networks, Valves, NRVs, Gate Valves, Butterfly Valves, etc.):**
 - Visual inspection and cleaning of tanks/reservoirs.
 - Level indicator and monitoring system checks.
 - Hydrostatic pressure testing of pipelines.
 - Tank cleaning
 - Valve greasing, lubrication, and replacement where necessary.

ANNEXURE 8: TOOLS AND CONSUMABLES REQUIRED FOR AMC

The contractor shall deploy all necessary tools, testing instruments, calibrated measuring devices, and essential consumables required for the effective execution of the Annual Maintenance Contract (AMC). All tools and consumables required to meet operational needs, ensure system reliability, and comply with statutory or OEM-recommended maintenance practices shall be arranged and provided by the contractor at their own cost. No additional payment shall be made for such items.

A. Tools and Equipment

1. General Tools

- Adjustable spanners (full set)
- Pipe wrenches (small, medium, large)
- Ring spanners and socket sets
- Screwdrivers (flat, Phillips, insulated)
- Pliers (needle nose, combination, cutting)
- Torque wrench
- Hacksaw with blades
- Allen key sets
- Hammer, mallet, and punches

2. Pump Room & Wet System Tools

- Pressure gauge test kit
- Digital pressure meter
- Clamp meter / multimeter
- Megger for insulation testing
- Flow meter (portable)
- Tachometer (for pump speed testing)
- Vibration meter
- Laser alignment tool for pump–motor alignment
- Pipe thickness gauge
- Portable welding set (maintenance rectification)
- Chain pulley block for pump overhauling
- Grease gun
- Valve wheel key and hydrant key set
- Gas detector (for diesel pump rooms / confined spaces)
- Torque tools for flange tightening
- Endoscope camera (for pipe internal inspection)

4. Electrical & Panel Tools

- Insulation tester
- Loop tester for detection circuits
- True RMS multimeter
- Battery tester
- Terminal crimping tools
- Panel cleaning kit (anti-static)

5. Lifting, Access & Safety Tools

- Ladder (fiberglass / portable)

- Scaffold or work platform (as required)
- Safety harness and lifelines
- PPE (gloves, goggles, helmets, masks, FR clothing)
- Portable lighting
- Fire extinguishers for safe work conditions
- First aid kit

B. Consumables Required

1. For Wet Fire-Fighting Systems

- Pipe sealant tape (PTFE)
- Pipe joint compound
- Gaskets for flanges
- O-rings and rubber seals
- Graphite packing for valves
- Grease, lubricants, and anti-corrosion spray
- Paint for pipe touch-up (red, blue, yellow coding)
- Fasteners (bolts, nuts, clamps, washers)
- Replacement hydrant washers
- Sprinkler bulbs (as per rating)
- Sight glass for pump priming tanks
- Diesel pump consumables (engine oil, filters, coolant, belts)
- Jockey pump mechanical seal
- Gauges (pressure, vacuum, compound)
- NRV flap kits
- Valve seats and discs
- Hose reel washers and nozzles

3. Electrical & Panel Consumables

- Ferrules and cable lugs
- Control wiring (FRLS / FRLSH cable)
- Replacement MCBs / relays (OEM-approved)
- Terminal blocks
- Contact cleaner spray
- Fuse links
- ELCB / RCCB (if required as part of servicing)

4. 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 (AMC) of Fire Fighting & sprinkler System (Wet System) 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 (AMC) of Fire Fighting & sprinkler System (Wet System) 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. 60,00000 OR b) Two works each \geq Rs. 730000 OR c) One work \geq Rs. 1,18,00000 (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. 6000000/- 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. 6000000/- 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