



International Financial Services Centres Authority
(A statutory authority established by Government of India)

2nd & 3rd Floor, Savvy Pragya, GIFT City, Gandhinagar Gujarat – 382050, India.

**PROVISION OF INTEGRATED FACILITY MANAGEMENT SERVICES FOR IFSCA
HEADQUARTERS BUILDING, GIFT CITY, GANDHINAGAR**

Tender Ref. No. IFSCA-Admn0IHBP/8/2025-GA dated 12.02.2026

Tender ID No. 2026_IFSCA_898235_2

Date: 25.02.2026

Corrigendum/Addendum 01

Pursuant to pre-bid meeting held on 19.02.2026 and written queries received from the interested bidders, this Corrigendum is hereby issued to amend certain clauses of Tender documents (Part I, Part II and BOQ). The modifications detailed herein shall be read in conjunction with the original tender documents.

SN	Existing Provision	Modified Provision	Remarks
1	Part I –TECHNICAL CUM ELIGIBILITY BID Page No. 2, 5, 6, 7, 8, 9	Part I –TECHNICAL CUM ELIGIBILITY BID Modified Page No. 2R, 5R, 6R, 7R, 8R, 9R	Please refer to modified pages as attached in Annexure - I The said existing pages shall be deemed invalid, and only the modified pages shall be considered valid for bid submission
2	Part II – FINANCIAL BID Page No. 2, 5, 7, 8, 9, 10, 16, 18, 51, 91, 99, 100	Part II – FINANCIAL BID Page No. 2R, 5R, 7R, 8R, 9R, 10R, 16R, 18R, 51R, 91R, 100R New Page no 99A, 99B and 99C inserted.	Please refer to modified pages as attached in Annexure – II The said existing pages shall be deemed invalid, and only the modified pages shall be considered valid for bid submission List of OEMs added.
3	BoQ	BoQ has been modified	Please refer to modified BOQ on the portal.

Note: All other terms and conditions specified in the tender document (Part I and Part II) dated 12.02.2026 shall remain unchanged.

For any queries, interested bidders may contact on anshul.tandon@ifsc.gov.in (Mob – 8837840758),
anil.meena@ifsc.gov.in (Mob. – 8968447796).

Annexure I to Corrigendum 01

PART –I
TENDER DOCUMENT
TECHNICAL CUM ELIGIBILITY BID

Name Of Work	:	Provision of Integrated Facility Management Services for IFSCA Headquarters Building, Gift City, Gandhinagar
Estimated Cost	:	Rs. 24,56,54,398/-
Earnest Money	:	Rs.49,13,088/- (To be Refunded After Receipt of Performance Guarantee)
Performance Guarantee	:	5% of Tendered Value
Security Deposit	:	2.5% of Tendered Value
Completion Period	:	60 Months
NIT NO.	:	IFSCA-Admn0IHBP/8/2025-GA
Date, Time and place of Pre-bid meeting	:	19.02.2026, 1100 hrs, IFSCA HQ, 2 nd Floor, Pragma Tower, GIFT City, Gandhinagar
Last Date and Time for Submission of Technical cum Eligibility Bid and Financial Bid	:	05.03.2026 till 1400 hrs
Date and Time for Opening of Technical cum Eligibility Bid	:	06.03.2026 at 1500 hrs
Date and Time for Opening of Financial Bid	:	To be intimated at a later stage

Note: For any queries, interested bidders may contact on anshul.tandon@ifsc.gov.in (Mob – 8837840758), anil.meena@ifsc.gov.in (Mob. – 8968447796)

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING
FORMING PART OF BID DOCUMENT

The General Manager(Admin), IFSCA on behalf of the Chairperson invites online percentage rate bids from specialized firms/contractors of repute in two bid system i.e. Technical cum Eligibility Bid (Part-I) & Financial Bid (Part-II) for the following work:

S N	NIT No.	Name of Work	Estimat ed Cost Put to Tender	Tender Proces sing fee	Earnest Money	Stipulated Period of Completion	Last date & time of uploading of eligibility & Financial Bid, Original EMD, tender fee & other documents	Time and date of opening of Technical cum Eligibility Bid (Part- I) / documents
1	IFSCA-Admn0IHBP/8/2025-GA	PROVISION OF INTEGRATED FACILITY MANAGEMENT SERVICES FOR IFSCA HEADQUARTERS BUILDING, GIFT CITY, GANDHINAGAR	Rs. 24,56,54,398/-	NIL	Rs. 49,13,088/-	60 (Sixty) Months	05.03.2026 Up to 1400 hrs	06.03.2026 at 1500 hrs

- For the purposes of this Tender, the Central Public Works Department (CPWD) refers to the premier engineering organisation of the Government of India under the Ministry of Housing and Urban Affairs, responsible for planning, construction and maintenance of government infrastructure. All references in this Tender to CPWD, including its manuals, handbooks, specifications, guidelines, circulars and policies, shall be interpreted accordingly.
- Any reference in this Tender to the CPWD Works Manual, CPWD Specifications, CPWD Handbook or other CPWD publications shall be understood to include all amendments, revisions, corrigenda or updates issued by CPWD from time to time. These CPWD documents as may be amended or updated from time to time shall form an integral part of this Tender
- Bidders who fulfill the following requirements shall be eligible to apply. Joint ventures/ consortium and special purpose vehicles are not accepted.

- (a) Should have satisfactorily completed the works service as mentioned below during the last Seven years ending last day of the month previous to the one in which tenders are invited.
- (i) Three similar completed works services with annualised value not less than the amount equal to 40% (forty percent) of the estimated annualised cost;
or
 - (ii) Two similar completed works services with annualised value not less than the amount equal to 50% (fifty percent) of the estimated annualised cost;
or
 - (iii) One similar completed works service with annualised value not less than the amount equal to 80% (eighty percent) of the estimated annualised cost

The “cost of works services” means gross value of the completed work including the cost of materials supplied by Government/Client but excluding those supplied free of cost. This should be certified by an officer not below the rank of General Manager (Admin)/Project Manager or equivalent of the client.

For the purpose of this Eligibility Criterion, “Similar Works Services” means **provision of: (i) mechanized and/or automated housekeeping, (ii) engineering services in multi-storeyed building of at least 10 floors and (iii) visitor management in India used as Government or corporate offices, including (without limitation) offices of Central Public Sector Undertakings (CPSUs), financial institutions, or multinational corporations (MNCs).**

For the purposes hereof:

- (a) “Floor” means an above-ground occupied storey and excludes basements, sub-basements, podium levels used primarily for parking/services, and mezzanine/partial floors that do not constitute a full occupied storey.
- (b) “Engineering Services” means comprehensive operations and maintenance (O&M) services in relation to building engineering systems, covering at least four (4) of the following systems/services: (1) ELV systems (including IBMS, fire alarm, access control, CCTV, etc.), (2) electrical sub-station, (3) lifts/elevators, (4) stack car parking system, (5) fire-fighting system, (6) HVAC system, and/or (7) internal building services.
- (c) The Bidder shall demonstrate experience of at least four (4) systems/services listed in above Clause (b) performed within one single office building having not less than ten (10) Floors (as defined in above Clause (a)) (the “Qualifying Building”)
- (d) Any additional system(s)/service(s) from the list in Clause (b) over and above such minimum four (4) (i.e., the balance up to the remaining three (3)) may be demonstrated from other office buildings/premises, including buildings with fewer than ten (10) Floors.

The annualised value of executed works services shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last date of submission of bids. For works completed in Private Sector Income Tax TDS/ GST Return/ ITR Return Certificate in support shall be uploaded for verification of work.

- (b) Should have had average Annual Financial Turnover at least 3 times the estimated annual cost on similar services during the last 3 consecutive financial years ending 31st March 2025 (Scanned copy of Certificate from CA with Unique Document Identification Number (UDIN) to be uploaded). The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple interest rate of 7% Per annum.
- (c) Should not have incurred any loss (profit after tax should be positive) in more than two years during the last five financial years ending 31st March 2025 duly certified and audited by the certified Chartered Accountants. Scanned copy of certificate from certified Chartered Accountants with Unique Document Identification Number (UDIN) to be uploaded. (Balance sheet in case of private/public limited company means its standalone financial statement and consolidated financial statement both).
- (d) The bidder should have a Bankers Certificate from a Commercial Bank for ₹ 9,82,61,759/- certified by his bankers.

OR

The bidder should submit net worth certificate of ₹ 2,45,65,440 /- issued by the certified Chartered Accountant with Unique Document Identification Number (UDIN)

- (e) The bidder should have bidding capacity equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:

Bidding Capacity = {[AxNxl.5]-B} ; where,

A = Maximum turnover in works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of completed works shall be brought to current costing level by enhancing at simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids have been invited.

B = Value of existing commitments and ongoing works to be completed during the period of completion of work for which bids have been invited.

- (f) Should possess valid/up to date/renewed ISO 9001 & ISO 45001:2018 Certification for Integrated Facility Management Services.
- (g) Bidders must have a Main / Branch office in Ahmedabad/ Gandhinagar on the date of application (A copy of address proof to be submitted (Certificate of The Gujarat Shops and Establishments (Regulation of Employment and Conditions of Service) Act, 2019 and electricity bills of last 6 months)
- (h) Should have one or more ongoing 'similar services' in progress, each having contract amount equal to or more than 40% (forty percent) of the estimated annualised cost
- (i) Bidder must also note that Profit before Tax should be Positive in 2 (two) years out of last five audited financial years. The bidder shall not be a loss making firm or with negative cash flow during the last 2 (two) financial years (Relevant proof to be enclosed in support of profit before tax is positive)
- (j) The Bidder should have a minimum strength of 150 workers under its payroll. (Valid Proof regarding 150 or more workers continuously on a roll for the last six months. (proof of ESI/EPF deposit/ EPFO Challans for the last 3 months) along with the details of staff with designation.

- (k) Copy of latest Electronic Challan Cum Return of EPF to be enclosed. Alternatively, a certificate from the Bidder's statutory auditor certifying the number of workers on the Bidders payroll (as on date of tender) shall also be considered as valid supporting document.
 - (l) However, the Bidder shall submit the summary sheet of ECR/ Payment confirmation receipt. Competent Authority may carry out verification of the same if required)
 - (m) Bank Solvency certificate from a Nationalised or Scheduled Bank for Rs. 2.00 Cr obtained not prior to 01.01.2026. (Enclose a copy of the solvency certificate from any Nationalized / Scheduled commercial Bank)
4. The bidder should not have been debarred from any Ministry or any govt. organization in last five years.
 5. The bidder should possess the certifications and necessary documents as listed subsequently in the list of mandatory documents.
 6. Evaluation of performance: Evaluation of the performance of works services (inspection) shall be done by a Committee notified by the IFSCA. One or more ongoing similar works in progress, each having contract amount equal to or more **than** 40% (forty percent) of the estimated annualised cost submitted by bidders shall be got inspected by the committee. The scoring for evaluation shall be done as given in Proforma-I.
 7. The intending bidders must read the terms and conditions of CPWD-6 of the financial bid carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
 8. Information and Instructions for bidders posted on website shall form part of bid document.
 9. The bid document consisting of specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website www.ifsca.gov.in or www.eprocure.gov.in at free of cost.
 10. The bid can only be submitted after deposition of original EMD within the period of bid submission and uploading the mandatory scanned documents such as payment proof of EMD through NEFT/RTGS mode.
 11. Applicant has to deposit Online payment **of Rs. 49,13,088/-** (Rs. Forty-Nine Lakh Thirteen Thousand and Eighty Eight Only) towards refundable EMD.

12. **Details for online EMD payment:**

Bank Account Details for online EMD payment	
Bank Name	Punjab National Bank
Account No	9302005900000013
IFSC Code	PUNB0930200
Account Name	International Financial Services Centres Authority

The bank Transaction reference slip shall be uploaded with PQ bid. The bidder shall submit their bank account details with PQ bid (for EMD refund purpose).

Micro and small Enterprises if registered with any government bodies specified by Ministry of Micro, Small & Medium Enterprises (MoMSME) with valid certificate duly issued by GOI are exempted for submitting the earnest money deposit (EMD)

13. The intending bidder must have valid Class-III digital signature certificate with encryption key (combo type) to perform any operations / transactions on the e-tendering portal / website and the bidder should download and install the requisite software on their system as per instructions available on download section of <https://www.eprocure.gov.in>.
14. On the opening date, the contractor can login and see the bid opening process. After opening of bids, he will receive the competitor bid sheets.
15. Contractors can upload documents in the form as per instructions on e-procure website.
16. Certificate of Financial Turn Over: At the time of submission of bid, contractor shall upload Affidavit/ Certificate from CA mentioning Financial Turnover of last 3 years or for the period as specified in the bid document and further details if required may be asked from the contractor after opening of technical bids. There is no need to upload the entire voluminous balance sheet.
17. Contractors must ensure to quote rate of each item. The column meant for quoting rate in figures appears in yellow colour and the moment rate is entered, it turns sky blue.

In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as "0" (ZERO).

However, if a tenderer quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

Annexure II to Corrigendum 01

PART –II
TENDER DOCUMENT
FINANCIALBID

Name of Work	:	Provision of Integrated Facility Management Services for IFSCA Headquarters Building, Gift City, Gandhinagar
Estimated Cost	:	Rs. 24,56,54,398/-
Earnest Money	:	Rs. 49,13,088/- (To be Refunded After Receipt of Performance Guarantee)
Performance Guarantee	:	5% of Tendered Value
Security Deposit	:	2.5% of Tendered Value
Completion Period		60 Months
NIT NO.	:	IFSCA-Admn0IHBP/8/2025-GA
Date, Time and place of Pre-bid meeting	:	19.02.2026, 1100 hrs, IFSCA HQ, 2 nd Floor, Pragya Tower, GIFT City, Gandhinagar
Last Date and Time for Submission of Technical cum Eligibility Bid and Financial Bid	:	05.03.2026 till 1400 hrs
Date and Time for Opening of Technical cum Eligibility Bid	:	06.03.2026 at 1500 hrs
Date and Time for Opening of Financial Bid	:	To be intimated at a later stage

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR
e-TENDERING FORMING PART OF BID DOCUMENT

The General Manager (Admin), IFSCA, GIFT City, Gandhinagar, Gujarat - 382 050 on behalf of the Chairperson invites **online percentage rate bids** from specialized firms/contractors of repute in the field of Integrated Facility Management Services in two bid system, i.e. Technical cum Eligibility Bid (Part-I) & Financial Bid (Part-II) for the following work:

SN	NIT No.	Name of Work	Estimated Cost Put to Tender	Tender Processing fee	Earnest Money	Stipulated Period of Completion	Last date & time of uploading of eligibility & Financial Bid, Original EMD, tender fee & other documents	Time and date of opening of Technical cum Eligibility Bid (Part-I) / documents
1	IFSCA-Admn0IHBP/8/2025-GA	PROVISION OF INTEGRATED FACILITY MANAGEMENT SERVICES FOR IFSCA HEADQUARTERS BUILDING, GIFT CITY, GANDHINAGAR	Rs. 24,56,54,398/-	NIL	Rs. 49,13,088/-	60 (Sixty) Months	05.03.2026 Up to 1400 hrs	06.03.2026 at 1500 hrs

- For the purposes of this Tender, the Central Public Works Department (CPWD) refers to the premier engineering organisation of the Government of India under the Ministry of Housing and Urban Affairs, responsible for planning, construction and maintenance of government infrastructure. All references in this Tender to CPWD, including its manuals, handbooks, specifications, guidelines, circulars and policies, shall be interpreted accordingly.
- Any reference in this Tender to the CPWD Works Manual, CPWD Specifications, CPWD Handbook or other CPWD publications shall be understood to include all amendments, revisions, corrigenda or updates issued by CPWD from time to time. These CPWD documents as may be amended or updated from time to time shall form an integral part of this Tender.
- Bidders who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted.
- The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
- Information and instructions to bidders for online bid submission can be accessed from download section of eprocure website.

CPWD-6 FOR e-Tendering

The General Manager(Admin), IFSCA, GIFT City, Gandhinagar, Gujarat - 382 050 on behalf of the Chairperson invites online percentage rate bids from specialized firms/contractors of repute in two bid system i.e. Technical cum Eligibility Bid (Part-I) & Financial Bid (Part-II) for the following work: PROVISION OF INTEGRATED FACILITY MANAGEMENT SERVICES FOR IFSCA HEADQUARTERS BUILDING, GIFT CITY, GANDHINAGAR .

The work is estimated to cost ₹ 24,56,54,398/-. This estimate, however, is given merely as a rough guide.

1. Bidders who fulfill the following requirements shall be eligible to apply. Joint ventures/ consortium and special purpose vehicles are not accepted.

(a) Should have satisfactorily completed the works service as mentioned below during the last Seven years ending last day of the month previous to the one in which tenders are invited.

(i) Three similar completed works services with annualised value not less than the amount equal to 40% (forty percent) of the estimated annualised cost;

or

(ii) Two similar completed works services with annualised value not less than the amount equal to 50% (fifty percent) of the estimated annualised cost;

or

(iii) One similar completed works service with annualised value not less than the amount equal to 80% (eighty percent) of the estimated annualised cost

The “cost of works services” means gross value of the completed work including the cost of materials supplied by Government/Client but excluding those supplied free of cost. This should be certified by an officer not below the rank of General Manager (Admin)/Project Manager or equivalent of the client.

For the purpose of this Eligibility Criterion, “Similar Works Services” means **provision of: (i) mechanized and/or automated housekeeping, (ii) engineering services in multi-storeyed building of at least 10 floors, and (iii) visitor management in India used as Government or corporate offices, including (without limitation) offices of Central Public Sector Undertakings (CPSUs), financial institutions, or multinational corporations (MNCs).**

For the purposes hereof:

(a) “Floor” means an above-ground occupied storey and excludes basements, sub-basements, podium levels used primarily for parking/services, and mezzanine/partial floors that do not constitute a full occupied storey.

(b) “Engineering Services” means comprehensive operations and maintenance (O&M) services in relation to building engineering systems, covering at least four

(4) of the following systems/services: (1) ELV systems (including IBMS, fire alarm, access control, CCTV, etc.), (2) electrical sub-station, (3) lifts/elevators, (4) stack car parking system, (5) fire-fighting system, (6) HVAC system, and/or (7) internal building services.

(c) The Bidder shall demonstrate experience of at least four (4) systems/services listed in above Clause (b) performed within one single office building having not less than ten (10) Floors (as defined in above Clause (a)) (the “Qualifying Building”)

(d) Any additional system(s)/service(s) from the list in Clause (b) over and above such minimum four (4) (i.e., the balance up to the remaining three (3)) may be demonstrated from other office buildings/premises, including buildings with fewer than ten (10) Floors.

The value of executed works services shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last date of submission of bids. For works completed in Private Sector Income Tax TDS/ GST Return/ ITR Return Certificate in support shall be uploaded for verification of work.

- (b) Should have had average Annual Financial Turnover at least 3 times the estimated annual cost on similar works services during the last 3 consecutive financial years ending 31st March 2025 (Scanned copy of Certificate from CA with Unique Document Identification Number (UDIN) to be uploaded). The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple interest rate of 7% Per annum.
- (c) Should not have incurred any loss (profit after tax should be positive) in more than two years during the last five financial years ending 31st March 2025 duly certified and audited by the certified Chartered Accountants. Scanned copy of certificate from certified Chartered Accountants with Unique Document Identification Number (UDIN) to be uploaded. (Balance sheet in case of private/public limited company means its standalone financial statement and consolidated financial statement both).
- (d) The bidder should have a Bankers Certificate from a Commercial Bank for ₹ 9,82,61,759/- certified by his bankers.

Or

The bidder should submit net worth certificate of ₹ 2,45,65,440 /- issued by the certified Chartered Accountant with Unique Document Identification Number (UDIN)

- (e) The bidder should have bidding capacity equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:

Bidding Capacity = {[AxNx1.5]-B} Where,

A = Maximum turnover in works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of completed

works shall be brought to current costing level by enhancing at simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids have been invited.

B = Value of existing commitments and ongoing works to be completed during the period of completion of work for which bids have been invited.

- (f) Should possess valid/up to date/renewed ISO 9001:2015 & ISO 45001:2018 Certification for Integrated Facility Management Services
 - (g) Bidders must have a Main / Branch office in Ahmedabad/ Gandhinagar on the date of application (A copy of address proof to be submitted (Certificate of The Gujarat Shops and Establishments (Regulation of Employment and Conditions of Service) Act, 2019 and electricity bills of last 6 months)
 - (h) Should have one or more ongoing 'similar services' in progress, each having contract amount equal to or more than 40% (forty percent) of the estimated annualised cost;
 - (i) Bidder must also note that Profit before Tax should be Positive in 2 (Two) years out of last Five audited financial years. The bidder shall not be a loss-making firm or with negative cash flow during the last 2 (Two) financial years (Relevant proof to be enclosed in support of profit before tax is positive)
 - (j) The Bidder should have a minimum strength of 150 workers under its payroll. (Valid Proof regarding 150 or more workers continuously on a roll for the last six months. (proof of ESI/EPF deposit/ EPFO Challans for the last 3 months) along with the details of staff with designation.
 - (k) Copy of latest Electronic Challan Cum Return of EPF to be enclosed. Alternatively, a certificate from the Bidder's statutory auditor certifying the number of workers on the Bidders payroll (as on date of tender) shall also be considered as valid supporting document.
However, the Bidder shall submit the summary sheet of ECR/ Payment confirmation receipt. Competent Authority may carry out verification of the same if required)
Bank Solvency certificate from a Nationalised or Scheduled Bank for Rs. 2.00 Cr obtained not prior to 01.01.2026.(Enclose a copy of the solvency certificate from any Nationalized / Scheduled commercial Bank)
2. Agreement shall be drawn with the successful bidders on prescribed Form based on Form No. CPWD 7 which is available as a Govt. of India Publication and also available on website www.cpwd.gov.in. Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.
 3. The validity of the contract agreement will be 60 Months from the date of start as defined in schedule 'F' or from the first date of handing over of the site, whichever is later, in accordance with the phasing, if any, indicated in the bid documents.
 4. The site for the work shall be made available in parts.
 5. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract, Form for maintenance works can be seen on website www.eprocure.gov.in at free of cost.

6. After submission of the bid the contractor can re-submit revised bid any number of times but before last time and date of submission of bid as notified.
7. While submitting the revised bid, contractor can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) but before last time and date of submission of bid as notified
8. Applicant has to deposit Online payment of **Rs. 49,13,088/-** (Rs. Forty-Nine Lakh Thirteen Thousand and Eighty Eight Only) towards refundable EMD.
9. Details for online EMD payment:

Bank Account Details for online EMD payment	
Bank Name	Punjab National Bank
Account No	9302005900000013
IFSC Code	PUNB0930200
Account Name	International Financial Services Centres Authority

The bank Transaction reference slip shall be uploaded with PQ bid. The bidder shall submit their bank account details with PQ bid (for EMD refund purpose).

Micro and small Enterprises if registered with any government bodies specified by Ministry of Micro, Small & Medium Enterprises (MoMSME) with valid certificate duly issued by GOI are exempted for submitting the earnest money deposit (EMD)

10. This Bid will contain documents related to eligibility criteria including scanned copy of EMD and list of documents mentioned in NIT to be scanned and uploaded. Experience Certificates will be signed by the officers of not below the rank of Executive Engineer in case of Government departments/ Government Undertakings. In case of Private organizations, certificates should be accompanied with respective TDS certificates.
Online bid documents submitted by intending bidders shall be opened only of those bidders, whose Earnest Money Deposited with IFSCA and other documents scanned & uploaded are found in order.
 - a. The Eligibility bid submitted shall be opened at 03:00 PM on 06.03.2026
 - b. The date of opening of Financial bid shall be communicated at a later date
11. The bid submitted shall become invalid and e-Tender processing fee (if applicable) shall not be refunded if:
 - a. The bidder is found ineligible.
 - b. The bidder does not upload scanned copies of all the documents stipulated in the bid document.
 - c. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted by the lowest bidder in the office of bid opening authority.
 - d. If a tenderer does not quote any percentage at par/above/below on each item in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
12. The contractor whose bid is accepted will be required to furnish performance guarantee of 5% (Five Percent) of the bid amount within the period specified in Schedule F. This guarantee shall

SCHEDULES**SCHEDULE 'A'**

Schedule of quantities

See Financial Bid

SCHEDULE 'B'

Schedule of materials to be issued to the contractor: -

S.No.	Description of item	Quantity	Rates in figures & words at which the material will be charged to be contractor	Place of issue
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

SCHEDULE 'C'

Tools and plants to be hired to the contractor: -

S. No.	Description	Hire charges per day	Place of issue
1	2	3	4
		← [NIL] →	

SCHEDULE 'D'

Extra schedule for specific requirements/document for the work, if any: -Nil

SCHEDULE 'E'

Reference to General Conditions of contract	: General Conditions of Contract (GCC) for Maintenance work 2023 (Corrected up to last date of submission of tender).
Name of Work	: Provision of Integrated Facility Management Services for IFSCA Headquarters Building, Gift City, Gandhinagar
Estimated Cost of work	: Rs. 24,56,54,398/-
i) Earnest Money	: Rs 49,13,088/- (To be returned after receiving of Performance Guarantee)
(ii) Performance Guarantee	: 5% of tendered value
(iii) Security Deposit	: 2.5% of tendered value

SCHEDULE 'F'**GENERAL RULES & DIRECTIONS:**Officer inviting tender : **General Manager (Admin), IFSCA****DEFINITIONS:**

(i) Officer -in- Charge	: General Manager (Admin), IFSCA
(ii) Accepting Authority	: Chairperson, IFSCA
(iii) Percentage on cost of materials and Labour to cover all overheads and profits	: 15%
(iv) Department	: <u>General Administration Department</u>
(v) Standard schedule of Rates	: <u>Market Rate & DSR 2023 with Correction Slips issued upto last date of submission of bid</u>
(vi) Standard CPWD Contract Form	: <u>GCC-2023 for Maintenance work CPWD Form-7 modified & Corrected up to date.</u>

Expressed as percentage of total value of work : Y =75.%

Clause 11

Specifications to be followed for execution of work	CPWD Specifications 2019 (Vol-I & II), General Specifications for Electrical Works with up to date correction slips upto last date of submission of bid and terms, conditions, specifications of the NIT, manufacturer specifications, industry standards
-----------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Clause 12

: Applicable as per GCC 2023 (Maintenance)

Type of Work

: Maintenance Work

Clause 16

Competent Authority for

: Chairperson, IFSCA or authorised officer

Clause 18

List of mandatory machinery, tools & plants to be deployed by the contractor at site: **As per NIT condition**

Clause 19**Clause 19C :**

Authority to decide penalty for each default

: Chairperson, IFSCA or authorised officer.

Clause 19D :

Authority to decide penalty for each default.

: Chairperson, IFSCA or authorised officer.

Clause 19G :

Authority to decide penalty for each default.

: Chairperson, IFSCA or authorised officer.

Clause 19K :

Authority to decide penalty for each default

: Chairperson, IFSCA or authorised officer.

Clause 25

I. Conciliator – As appointed by IFSCA

II. Arbitrator Appointing Authority –IFSCA

III. Place of Arbitration – Gandhinagar, Gujarat

Clause 32**Requirement of Technical Representative(s) and recovery Rate:**

Sl. No.	Minimum Qualification of Technical Representative	Designation (Principal/ Technical / Technical representative)	Qty	Rate at which recovery shall be made from the contractor in the event of not fulfilling Clause 36(i) of GCC 2014
1.	Facility Manager (Graduate in Hotel Management with ten years' experience in Housekeeping job).	Manager	1	₹ 90,000/- per month or ₹4000/- per day, whichever is more
2.	Assistant Manager (Facilities) (Graduate in Hotel Management with five years' experience in Housekeeping job.)	Assistant Manager	1	₹ 70,000/- per month or ₹3000/- per day, whichever is more
3.	Assistant Manager (Technical) (Graduate in Civil / Electrical /	Assistant Manager	1	₹ 70,000/- per month or ₹3000/- per day, whichever

- 2.1.13. A plumbing system audit will start with the water supply lines, sumps, bore wells, overhead water tank (OHT) piping, the respective pumps, etc.
- 2.1.14. Fire-fighting and Alarm system systems need to be checked, to ensure proper installation and functioning as per norms.

Façade aspect

- 2.1.15. To inspect for any cracked/damaged façade panels.
- 2.1.16. To check and inspect the functionality of all the façade lighting.
- 2.1.17. To check and inspect the functionality of the cradle and façade cleaning mechanism.

2.2. Engineering Services – Operation and Maintenance

- a. The scope mentioned in this part is only indicative and not exhaustive; the details shall be worked out by Contractor and IFSCA as per broader meanings of items in Financial Bid/SOQ and as per OEM's recommendations/good engineering and maintenance practices.
- b. IFSCA is attempting to get Platinum rated certification under IGBC NB rating system. It has followed and closely monitored the architectural designs, construction practices, safety, water and energy conservation, waste disposal and management etc. to get this green certification. The FMS agency is expected to follow the “ Green Building Renovation Guidelines” during execution of this contract. The policy documents on such green practices will be shared with successful bidder after conclusion of the contract. The agency will also be responsible for extracting the energy and water consumption data from the meters/submeters/BMS system and supplying the same to IGBC for the next five years.

2.2.1. Scope of Maintenance of Civil Works:

- i) The Agency shall be responsible to attend all complaints arising through any medium in the spirit of maintaining the building and all assets in impeccable condition. Accordingly, depending upon the number of complaints, the agency shall employ adequate number of workers to attend the complaint within prescribed time for which no extra payment will be admissible.
- ii) Minor or routine repairs are the works which are to be attended on the day to day basis such as removing choke of drainage pipes, manholes, restoration of water supply, removing of leakage from water taps / angle valves / pipe joints / overhead tanks, replacement of faulty water taps / angle valves, PVC connections, waste pipe etc., replacement of broken sanitary fittings / fixtures, providing missing manhole covers / gully trap covers, replacement of broken wall / floor tiles, repairs of doors/windows, replacement of damaged door/window hardware, replacement of glass window panes, curtain rod, patch repair to plaster (less than 2.5 sqm), replacement of faulty switches, sockets, drivers/chocks of fittings (except tube light / lamps), repair of fans, replacement of wiring due to accident etc., watering of plants, lawn mowing ,hedge cutting, sweeping of leaf falls etc. and other minor routine works required for keeping the building functional and habitable condition. These services are provided after receipt of complaints from the users as well as instructions from department’s representative and contractor’s representative. This does not include annual repair and special repair works.

MINIMUM MANPOWER PROPOSED TO BE DEPLOYED ON DAILY BASIS

SN	Designation	Nos.
1.	Facility Manager	1
2.	Assistant Manager (Facility and Technical)	2
3.	Security Officer	1
4.	Shift Engineer (MEP)	2
5.	Receptionist/Helpdesk Executive	4
6.	MIS/Procurement Executive	1
7.	Manpower for Housekeeping, O&M, Security, Gardening	94
Total Minimum manpower to be deployed		105

NOTE:

1. This is the minimum deployment. The contractor shall deploy more manpower to provide the services in accordance with the NIT document to the satisfaction of the Officer-in-charge. Nothing extra shall be payable on this account.
2. Any additional manpower required by IFSCA shall be provided by the contractor at the Central Minimum wages of the respective category (Highly Skilled/Skilled/Semi-Skilled/Unskilled) with percentage quoted in the manpower schedule of BOQ.
3. In the event of any reduction in the required manpower due to operational requirement/reduction in scope of work, the corresponding manpower-related payments shall be reduced with adjusted to quoted percentage in the financial bid.

List of OEMs

SN	Equipment	Name of Equipment	Rating of Equipment	Make of Equipment	Number of Equipment's
1	Plumbing	CENTFGL PUMP/ Domestic water supply	16 M3/hr @ 150 Meter HEAD	Lubi	1 SET (1W+1S)
2		CENTFGL PUMP/Flushing water supply	14 M3/HR & 150 Meter HEAD		1 SET (1W+1S)
3		MUD PUMP/Sump Pump	24 M3/hr @ 20 Meter Head		2 SET (1W+1S)
4		HYDPNEU PUMP/ Domestic water supply	15M3/HR & 15 Meter HEAD		1 SET (1W+1S)
5		HYDPNEU PUMP/ Flushing water supply	10.50 M3/hr @ 15 Meter Head		1 SET (1W+1S)
6		HYDPNEU PUMP/ Irrigation water supply	5M3/HR & 15 Meter HEAD		1 SET (1W+1S)
7	Electrical	33 kV GIS PANEL/HT Panel	Indoor type floor mounted 33 kV, Gas insulated Indoor switchgear	Schneider	1
8		DRY TYPE TRANSFORMER	Dry type " 1600KVA, 33/0.415KV, indoor type, 3 phase, 50Hz,	Voltamp	2
9		Busduct & Rising Mains	2500A, 1600A, 800A/ 4 Pole, 415 volts, 50 Hz, AC,	C&S	-
10		Main L.T. Panel Board	2500 A	J J Industries	1
11		Common Area Panel Board	2000 A		1
12		Emergency Panel Board	1000 A		1
13		Pressurisation System Panel Board	100 A		1
14		Ventilation System Panel Board	125 A		1
15		Plumbing Panel Board	100 A		1
16		Terrace Plumbing Panel Board	40 A MCB		1
17		LIFT Panel Board	630 A		1
18		RTPFCR Panel Board	500 KVAR		2
19		Meter Panel Board-Type-2	125 ATS		6
20	UPS Panel Board	100 KVA UPS	1		

SN	Equipment	Name of Equipment	Rating of Equipment	Make of Equipment	Number of Equipment's	
21		Distribution Board with Accessories	8Way/6Way/4WAY/SPN/TPN/VTP N	ABB	100	
22		Lightning Arrestor Accessories	100kA for 10/350 μ s	CAP		
23		100 KVA UPS	100 KVA	Legrand	2	
24		Aviation Light	,light intensity > 10Cd		8	
25		Rooftop mounted solar system plant	50 KW	Waaree		
26	ELV	Multipair Telephone Cable Termination		Delton	77	
27		RACK		TATA	34	
28		EPABX COMPONENTS		AVAYA	1	
29		Addressable Fire Alarm & Detection System Panel		Simplex	3	
30		Public Address & Evacuation System		BOSCH	5	
31		CCTV System/Camera		Honeywell	432	
32		Access Control System		Matrix	18	
33		DDC Panel		Shrirang Automation and Controls	7	
34		UPS	10 kVA UPS with SMF batteries		Numeric	5
			20 kVA UPS with SMF batteries			1
	2 x 60 kVA UPS with SMF batteries			1		
34	FF	Fire Hydrant Pump	2850 lpm at 180 m. high head / 100m. low head /132 kW	Mather & Platt- wilo	1	
35		Fire Sprinkler Pump	2850 lpm at 180 m. high head / 100m. low head /132 kW		1	
36		Diesel Engine Driven stand by pump	2850 lpm at 180 m. high head / 100m. low head /132 kW / 177 hp		1	

SN	Equipment	Name of Equipment	Rating of Equipment	Make of Equipment	Number of Equipment's
37		Jockey Pump	180 m. high head / 100m. low head / 15 KW		2
38		Water Curtain fire pump	2850 lpm at 70 m. head / 55 KW		1
39		Control Panel Fire Pump		AMAZE	1
40		Control Panel Water curtain pump			1
41	HVAC	Plate type Heat Exchanger Systems	810TR, FLOW 276M3/HR, PN 16	Alfa laval	3
42		Expansion Tank	4000 LTR	Anergy	1
43		Automatic Chemical Dosing System	5LPH/6M	Grudfos	1
44		Chilled Water Pumping System with VFD	1215GPM/40M	Willo	1
45		HRU	EX-15000CFM & FA-19500CFM	VTS	2
46		DOUBLE SKIN AHU	1000-2000 CFM		29
47		BTU MTR	1-60 USGPM	Kamstrup	108
48	Passenger Lifts	Passenger Lifts IFSCA	2.5 mps 1088kg	OTIS	3
49		Passenger Lifts Tenant	2.5 mps 1088kg		3
50		Passenger Lifts (Fire Lift)	2.5 mps 884kg		2
51		Passenger Lifts- (Service Lift)	2.5 mps 884kg		1
52	Garbage Chute	Garbage Chute System	500 mm diameter	HORIZON	
53	Stack Parking System	Car Stack Parking System	MAX = 2500 KG Capacity	NEXSTEP Multiparking Pvt. Ltd.	130

Note: For obtaining the contact details of the Original Equipment Manufacturer (OEM), interested bidders may directly send their request via email at anshul.tandon@ifsc.gov.in, anil.meena@ifsc.gov.in (Ph. 8968447796)

Financial Bid/Schedule of Quantity (SoQ)

NIT No.: IFSCA-Admn0IHBP/8/2025-GA					
Name of work: Provision of Integrated Facility Management Services for IFSCA Headquarters Building, GIFT City, Gandhinagar					
PROFORMA FOR QUOTING TENDER					
<u>Name of the Bidder:</u>					
Sl. No.	Item Description	Estimated Rate in Rs.	Above / At Par/ Below	PERCENTAGE RATE Above/At Par/Below (In Figures To be entered by the Bidder)	TOTAL QUOTED AMOUNT With GST @ 0% in Rs.
1.	Schedule A	4,76,79,650	Select		
2.	Schedule B	15,80,94,112	Select		
3.	Schedule C	03,98,80,636	Select		
Total in Figures					24,56,54,398

General Manager (Admin)
IFSCA, GIFT City, Gandhinagar

Signature of Bidder