

Sr. No. _____

Dated _____

**THE DIRECTOR
National Institute of Secondary Steel Technology
MANDI GOBINDGARH-147 301**

OPEN TENDER NOTICE NO. NISST/Admn/Refurbishment/HIG/MIG/2026-27/2



TENDER DOCUMENT

FOR

TURNKEY LUMP SUM CONTRACT

**FOR REPAIR, RENOVATION, REFURBISHMENT, TESTING, COMMISSIONING AND
HANDING OVER OF FOUR (04) HIG DUPLEX HOUSES AND FOUR (04) MIG FLATS**

AT

**NISST COMPLEX
MANDI GOBINDGARH, PUNJAB**

LAST DATE FOR SUBMISSION: 18th August, 2026

TIME: 03.00PM

I N D E X

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**FOR REPAIR, RENOVATION, REFURBISHMENT, TESTING, COMMISSIONING AND
HANDING OVER OF FOUR (04) HIG DUPLEX HOUSES AND FOUR (04) MIG FLATS**

AT

**NATIONAL INSTITUTE OF SECONDARY STEEL TECHNOLOGY
MANDI GOBINDGARH, PUNJAB-147301**

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CHAPTER-1

NOTICE INVITING TENDER NO. -NISST/Admn/Refurbishment/HIG/MIG/2026-27/2

National Institute of Secondary Steel Technology (NISST), working under the Ministry of Steel, Government of India, invites sealed/Open bids from experienced and eligible contractors for undertaking **Turnkey Lump Sum Repair, Renovation and Refurbishment** of four (04) HIG Duplex Houses and four (04) MIG Flats situated within the NISST Campus at Mandi Gobindgarh, Punjab.

The residential buildings were constructed around the year 1997 and have remained unoccupied for approximately twenty years. The buildings require comprehensive renovation and refurbishment to make them fit for residential occupation.

The work shall include all civil, plumbing, sanitary, electrical, waterproofing, carpentry, UPVC works, painting, external development and all other incidental works required for complete renovation and handing over of the buildings in ready-to-occupy condition.

The contractor shall execute the work on a **Turnkey Lump Sum Basis** and shall be responsible for supplying all labour, materials, machinery, tools, equipment, transportation, testing, commissioning and all incidental works necessary for successful completion of the project.

TENDER INFORMATION:

Particulars	Details
Name of Work	Turnkey Lump Sum Contract for Repair, Renovation and Refurbishment of Four (04) HIG Duplex Houses and Four (04) MIG Flats
Location	NISST Campus, Mandi Gobindgarh
Tender Type	Open Tender
Contract Type	Turnkey Lump Sum Contract
Bid System	Single Stage – Two Envelope System (Technical Bid & Financial Bid)
Tender Validity	90 Days
Completion Period	150 Days from date of Work Order
Defect Liability Period	12 Months
Earnest Money Deposit	As mentioned in the tender document
Tender Submission Period	21 Days from publication of Tender Notice
Performance Guarantee	5% of the contract value in the form of bank guarantee for a period of 1 year from the date of completion of the project.

OBJECTIVES OF THE PROJECT:

- The objective of this project is to restore and renovate the existing residential buildings to make them fully functional, aesthetically appealing, structurally safe and ready for occupation.
- The work shall include complete refurbishment of all internal and external portions of the buildings together with associated infrastructure and services.

NATURE OF CONTRACT:

- The work shall be executed on a **Turnkey Lump Sum Basis**.
- The quoted price shall include the complete cost of labour, materials, machinery, transportation, taxes (except GST where applicable), loading, unloading, scaffolding, dismantling, debris removal, testing, commissioning, cleaning, finishing and every activity necessary for successful completion of the project.
- The Contractor shall not be entitled to any additional payment merely because any item of work was not specifically mentioned in the tender but was reasonably necessary for completion of the project.

IMPORTANT NOTE:

- This tender has been prepared on the basis of the existing condition of the buildings.
- Every intending bidder shall thoroughly inspect the buildings before submitting the bid.
- Submission of the bid shall be deemed to constitute confirmation that the bidder has fully understood the site conditions, scope of work and extent of renovation required.
- No claim arising out of inadequate inspection or incorrect assessment of work shall be entertained after submission of the bid.

RIGHT OF NISST:

NISST reserves the right to:

- Accept or reject any or all bids without assigning any reason;
- Cancel or withdraw the tender at any stage;
- Modify the scope of work before award of contract;
- Negotiate with the successful bidder, if considered necessary;
- Split, defer or abandon any portion of the work in the interest of the Institute.

The decision of NISST shall be final and binding on all bidders.

CHAPTER-2

IMPORTANT DATES:

ACTIVITY	DATE & TIME
Publication of Tender	<u>28.07.2026</u>
Start of Bid Submission	<u>28.07.2026</u>
Pre-Bid Meeting & Mandatory Site Visit	<u>07.08.2026</u>
Last Date of Submission	<u>18.08.2026</u>
Opening of Technical Bids	<u>18.08.2026</u>
Opening of Financial Bids	To be intimated separately

CHAPTER-3

INSTRUCTIONS TO TENDERERS:

1. GENERAL:

The bidder shall carefully read the entire tender document before submitting the bid. Submission of a bid shall imply unconditional acceptance of all terms and conditions contained herein.

2. NATURE OF CONTRACT:

- This is a **Turnkey Lump Sum Contract**.
- The contractor shall complete the entire work described in this tender for the quoted lump sum price.
- The contractor shall not be entitled to any additional payment for minor omissions, incidental works or ancillary works necessary to complete the project in all respects.

3. VALIDITY, SCOPE & COST OF BIDDING

The bid shall remain valid for 90 days from the date of opening of the Technical Bid.

The bidder shall quote for the complete work. Partial bids shall not be accepted.

All expenses incurred in preparation and submission of the bid shall be borne by the bidder. No reimbursement shall be made by NISST.

4. ELIGIBILITY FOR REQUESTING AGENCIES:

- The requesting agencies should be reputed, resourceful and having experience in the line and should have completed such work of reputed parties.
- The requesting agencies should have the financial ability to undertake the supply of this magnitude and amount, and should submit along with the application for a certificate from a nationalized bank to prove his financial soundness.
- Tender documents should be duly filled in and signed by the authorized signatory and addressed to Sr.Dy.Director (F&A) / (P&A), NISST and sent to **NATIONAL INSTITUTE OF SECONDARY STEEL TECHNOLOGY, POST BOX NO.92, G T ROAD, SIRHIND SIDE, MANDI GOBINDGARH – 147 301.**
- All entries should be clearly written in ink. Corrections, if any, should be clearly made and duly signed and dated by the requesting agencies.
- The requesting agencies should sign each and every page of the tender documents.
- The Director, NISST reserves the right to reject any or all the suppliers without assigning any reason.
- Each requesting agency should submit a declaration to the effect that he/they is/are an experienced agency or an Associate of a firm which has successfully carried out supply of this nature and has adequate organization machinery and experienced personnel to handle this type of work and of this magnitude.

5. Full information should also be given by the requesting agencies in respect of the following:

- a) IN CASE OF PROPRIETORSHIP FIRMS:
 - i) His full name, address and place of business.
 - ii) His financial status

- iii) His previous experience
- b) IN CASE OF PARTNERSHIP FIRMS:
 - i) The name of all the partners and their address
 - ii) The financial status of the firm and its partners
 - iii) Previous experience of the firms and its partners.
- c) IN CASE OF COMPANIES:
 - i) Date and place of registration including date of commencement certificate in case of public companies. Certified copies of Memorandum and articles are also to be furnished.
 - ii) Nature of business carried out by the company and provisions of its memorandum of article.
 - iii) Names and particulars including addresses of all the Directors.

6. EARNEST MONEY DEPOSIT:

Suppliers are required to give an amount as per following schedule as earnest money in the form of Demand Draft/Pay Order/Banker's cheque from any scheduled Bank in favour of NISST towards EMD at the time of submitting tender documents.

Tender value (Rs. in Lac)	EMD (Rs.)
Upto 1 lakh	1,000
Above 1 lakh to 10 Lakhs	5,000
Above 10 lakhs to 50 Lakhs	15,000
Above 50 lakhs to 2 crore	1 Lakh
Above 2 crore to 10 crore	5 Lakhs

ACCEPTABLE MODES OF EMD: Earnest Money Deposit may preferably be submitted in the form of online transfer-NEFT, RTGS, SWIFT. The proof of such transfer/transaction needs to be submitted with the offer in the envelop titled Earnest Money Deposit. However, EMD will also be accepted in the form of demand draft, pay order, Bankers cheque of Bank Guarantee (BG) from any Scheduled Commercial bank except Co-operative and Gramin Bank. The tenderers are required to submit EMD in a separate envelop and not to enclose the same with any part of the quotation. No request for adjustment of earlier dues in place of EMD will be entertained. EMD will not be accepted in cash.

The banks details are given below for submission of EMD through online transfer-NEFT, RTGS, SWIFT:

**Name of Bank -Central Bank of India,
Account in the name of National Institute of Secondary Steel Technology
Account No. 1359614052
Type of Account Saving Bank Account
IFSC CBIN0280323
MICR Code 147016102
Address of Bank GT Road, Mandi Gobindgarh, Punjab 147301**

No interest will be payable to the tenderers for the EMD amount.

The EMD, provided by unsuccessful Tenderers, shall be refunded within 30 days of issue of purchase order to the successful tenderers.

EMD in respect of successful tenderers will be refunded after completion of the Project along with final payment.

7. MODE OF SUBMISSION OF THE TENDER:

The tenderers shall submit their tenders in 3 parts. The EMD shall be put in a sealed envelope **No. 1 super scribed with “Tender against Notice No. NISST/Admn/Refurbishment/HIG/MIG/2026-27/2 for REFURBISHMENT OF HIG & MIG FLATS”– EMD**”. The Techno- commercial Bid shall be put in a separate sealed envelope **No. 2 super scribed with “Tender against Notice No. NISST/Admn/Refurbishment/HIG/MIG/2026-27/2 for REFURBISHMENT OF HIG & MIG FLATS”– Techno- commercial Bid**”. The price bid shall be put in a separate sealed envelope **No.3 super scribed with “Tender against Notice No. NISST/Admn/Refurbishment/HIG/MIG/2026-27/2 for REFURBISHMENT OF HIG & MIG FLATS”– Financial Bid**”. All the envelopes shall indicate the name and address of the tenderer and shall be sealed and put inside another envelope **No. 4** which shall be submitted in sealed condition by the tenderer. The envelope **No. 4 shall have the superscription “Tender against Notice No. NISST/Admn/Refurbishment/HIG/MIG/2026-27/2 for REFURBISHMENT OF HIG & MIG FLATS”** shall indicate the name and address of the tenderer.

8. TECHNO- COMMERCIAL BID:

The Techno- commercial bid shall contain the following documents-

- a) The tender papers, i.e. the application for submission of Tenders, Tender Notice, invitation to Tender, instruction to Tenderers and Term & Condition of the contract along with all the related documents and annexures. All the pages shall be duly filled up as required signed by a person authorized to do so on behalf of the tenderer and stamped with the seal of the tenderer.

Copy of the power of attorney in favour of the authorized signatory submitting the tender documents on behalf of the tenderer. Authorization certificate in case of agent of foreign manufacturer.

It shall be responsibility of the persons submitting the tender to ensure that tenders have been submitted on the formats and as per the terms and conditions prescribed and no change is made therein before submission of their tenders. In the event of any doubt regarding the terms and conditions in the formats, the person concerned may seek clarifications from the Sr. Dy. Director (F&A) / (P&A), NISST, Mandi Gobindgarh. In case any tampering/unauthorized alterations is noticed in the tender submitted, from the Tender Document available, the said tender shall be summarily rejected and the institute shall have no liability whatsoever in the matter. However, deviation, if any, proposed by Tenderer may be separately indicated for acceptance or otherwise by NISST. Such proposed deviation will not be treated on tampering for the purpose of applications of this clause. In case price quoted in the Techno-commercial bid tender shall be summarily rejected.

09. RECEIPT OF TENDERS:

The following shall be the accepted modes for receipt of tenders:

- a. Tenders received by post
- b. Tenders received by courier service
- c. Tenders received through tender box

Tenders which have been sent by post or through courier shall be received at the Receipt & Dispatch Section of the office. Particulars regarding receipt of such tenders shall be entered in a register kept for this specific purpose indicating the name of the tenderer along with the date and time of receipt of the tender.

Tenders shall also be received in the Tender Box kept for this purpose up to the closing time specified in the Tender notice. Immediately thereafter the tender box shall be sealed and removed so as to eliminate any possibility of submission of any further tenders after the stipulated closing time for receipt of tender is over. **Late tender received after the scheduled time and date will not be opened/considered in any case.**

10. OPENING OF TENDER:

The tenders received by the institute shall be opened at the stipulated date, time and place in presence of the Tenderer(s) and/or their authorized representative(s) who is/are to be present. Tender(s) not fulfilling all the conditions shall be liable to be rejected. The tenders which are not accompanied by EMD shall also be liable to be rejected summarily.

A tender opening committee constituted for the purpose shall first open the envelope No. 4 submitted by the tenderers at the appointed time and date. Name, addresses and signature of the persons present at the time of opening of tenders along with the names of Firms/Companies/concerns such persons are representing shall be recorded by the Tender Opening Committee. In case any individual is representing more than one tenderer, the fact should be noted for future reference to avoid any possibility of cartel formation. Next the envelope No. 1 shall be opened for all the tenderers to see as to whether all the tenderers have submitted the EMDs. In case any tenderer fails to submit the EMD (excepting the exempted tenderers, if any,) the tender submitted by such tenderers shall be rejected. The Techno-commercial bids of eligible tenderers whose tenders have not been rejected due to non-submission of required EMD, as contained in the envelope No.2, would be taken up next for opening and thereafter for evaluation and verification. The date & time of the opening of the financial bid shall be intimated to such tenderers who qualify technically.

CHAPTER – 4

TECHNICAL SPECIFICATIONS

1. GENERAL:

- The work shall be executed using new, unused and first-quality materials conforming to the latest applicable Indian Standards (IS Codes), National Building Code (NBC), manufacturers' specifications and good engineering practices.
- All materials shall be sourced from reputed manufacturers and shall be subject to approval by the Engineer-in-Charge before use.
- Where a particular brand is specified, equivalent brands approved by NISST may also be accepted.
- The contractor shall submit catalogues, technical data sheets and samples of all major materials before procurement.

SPECIFICATION OF REFURBISHMENT OF FOUR HIG AND FOUR MIG QUARTERS

S.No.	Item/Work Description	Brands
1	Terrace waterproofing of roofs NOTE: The contractor shall thoroughly clean the terrace, remove loose concrete, repair damaged portions and provide complete waterproofing treatment including protective screed and finishing.	Astral/JK
2	Brick masonry work for raising wall heights by approximately 2 feet and repair of damaged masonry works.	Abbal brick
3	Plastering of walls wherever plaster has deteriorated / uplifted. NOTE: All cracked walls shall be repaired and strengthened wherever necessary. Ordinary Portland Cement (OPC 43/53 Grade). Internal and external plaster shall be smooth, even and free from cracks. Polymer modified repair mortar shall be used wherever required.	Ultratech cement
4	Providing new white wash, putty and internal / external painting of HIG and MIG blocks. NOTE: Two coats of Putty & Two coats of paint over primer.	JK wall putty Asian paints smart care/Birla White
5	Construction / repair and height enhancement of parapet walls by approximately 1 foot.	Abbal brick & Ultratech Cement

6	Refurbishment of 20 bathrooms including wall / floor tiling, CPVC fittings, plumbing and piping works, Jaquar sanitary fittings and all associated miscellaneous works. Note: Tiles Bathroom height – 7feet Ceramic glazed tiles	CPVC fitting -supreme /Ashirwad, Astral Tiles- Somany/Kajaria Accessories – Jaguar, hindware, Cera
7	Renovation of 8 kitchens including plumbing works, tiling, wash basin fittings, wooden cabinets with mica finish and all associated miscellaneous works. Note: Tiles -Kitchen up to 2 feet above counter	Basin-SS304 Wooden Cabinet- 710 Grade water proof board Accessories- Ozone/Hettich
8	Providing and fixing new water tanks for each quarter. Minimum 1000 litres (or as required).	Supreme/ Sintex
9	Repair and renovation of sewage and drainage systems, including replacement / providing and fixing of new PVC drainage pipes for smooth flow.	Supreme/Ashirwad
10	Covering all manholes with suitable covers.	Mild steel
11	Providing and fixing flooring tiles with adhesive in all quarters and common areas.	Somay/Kajaria-Tiles Adhesive - Latimer/Roff/Laticrete/ Weber
12	Repair and renovation of staircases.	Asian paint and compounding of Stairs,
13	Providing and fixing tiles in the front block area within the boundary wall of the flats. Providing and fixing interlocking paver blocks in the walking street area outside the boundary wall of the flats.	Kajaria/Somany 60mm interlocking tiles
14	Providing kerb stones on both sides of the walking area.	80mm stone
15	Providing and fixing wooden wardrobes / cupboards made of wooden sheets with mica finish in all quarters.	Mica- Virgo/Asian/Merino Cupboard-710 grade waterproof board
16	Providing and fixing 84 MS frames (chowkhats) with single / double shutter flush doors and 24 mesh doors with door closer & all accessories.	MS Chowkhats-Tata Flush Doors-710 grade waterproof board with laminare Locks - Godrej

17	Providing and fixing 92 Nos. UPVC windows complete with toughened glass, mesh panels and three-layer MS grills. Minimum 5 mm toughened glass wherever applicable	UPVC windows-Prominace/Simta / fenesta
18	Providing and fixing 40 UPVC skylight windows with toughened glass and mesh panels.	UPVC windows-Prominace/Simta/ fenesta
19	Providing and fixing MS gates in front of each quarter.	Mild Steel
20	Providing and fixing fencing and barbed wire at the rear side of the flats for safety and security.	MS wire
21	Providing and fixing MS / Stainless Steel grills in open balcony areas on both front and rear sides of first-floor flats.	Mild Steel
22	Construction of one guard room measuring approximately 10 ft × 10 ft, with toilet facilities, in front of HIG and MIG quarters.	Brick -Abbal Cement -Ultratech
23	Providing separate electricity sub-meters for each quarter for individual consumption measurement.	
24	Providing and fixing new junction boxes, switches, 2-way and 4-way switch bases, MCBs and other associated electrical accessories.	Boxes-Canon MCB- L&T/Polycab/schneider/ legrand Accessories- Anchor/Legrand/L&T/Sc hneider
25	Providing and fixing curtain rods in all rooms.	SS304 grade
26	Electric work – All new wiring copper	RR/KEI//finolex/havells
27	Switches	Anchor/Legrand/schneider
28	Tube lights	Crompton/ Philips/Wipro
29	Ceiling Fans (energy efficient)	Usha/Crompton/havells/ orient (BLDC)
30	Split AC fittings in all rooms (inclusive of DB set)	Totalline 5.8 qtr
31	Miscellaneous if any	

2. GENERAL REQUIREMENTS

The contractor shall ensure that:

- All materials are brand new and unused.
- Counterfeit or sub-standard materials shall not be used.
- Materials shall be stored safely to prevent deterioration.
- Samples shall be approved by NISST before procurement.
- Manufacturer's test certificates shall be furnished whenever required.
- NISST reserves the right to reject any material not conforming to these specifications.

CHAPTER-5

SCOPE OF WORK:

1. General

The works covered under this tender shall comprise complete repair, renovation, refurbishment, testing, commissioning and handing over of the following residential buildings situated within the NISST Campus, Mandi Gobindgarh.

The buildings shall be renovated on a **Turnkey Basis** and handed over in a fully functional and ready-to-occupy condition.

2. BUILDINGS COVERED:

Sr. No.	Description	Quantity
1	HIG Duplex Houses	04 Nos.
2	MIG Flats	04 Nos.
	Total Residential Units	08 Nos.

3. AREAS INCLUDED:

The contractor shall inspect and renovate, wherever applicable:

- Roofs
 - Terraces
 - Bedrooms
 - Drawing Rooms
 - Dining Rooms
 - Kitchens
 - Bathrooms
 - Toilets
 - Staircases
 - Corridors
 - Balconies
 - Verandahs
 - Entrance Porch
 - Boundary Walls
 - Front Open Areas
 - Rear Open Areas
 - Internal Roads adjoining the quarters
 - Drainage System
 - Sewerage System
 - Water Supply System
 - Electrical Installations
 - Underground and Overhead Water Storage
 - Guard Room
 - External Lighting
-

4. EXISTING CONDITION:

The residential buildings were constructed approximately in the year **1997** and have remained largely unoccupied for nearly **twenty (20) years**.

Accordingly, deterioration due to ageing, weather exposure and prolonged non-use is expected. The contractor shall inspect all structures carefully before submitting the bid.

Submission of the bid shall be deemed to indicate that the bidder has considered the existing condition while quoting the lump sum price.

5. EXISTING SERVICES:

The contractor shall inspect the condition of:

- Electrical wiring
- Distribution Boards
- Earthing
- Plumbing system
- Sewer lines
- Water supply lines
- Water tanks
- Doors
- Windows
- Roof waterproofing
- Flooring
- Wall plaster
- Painting
- Drainage system
- Boundary fencing

Complete replacement shall be carried out wherever repair is not technically feasible.

6. HIDDEN DEFECTS:

The Contractor acknowledges that certain defects may not be visible during inspection.

Such hidden defects may include but are not limited to:

- Cracks concealed by plaster.
- Damaged reinforcement.
- Corroded steel.
- Deteriorated waterproofing.
- Leaking underground pipelines.
- Damaged sewer lines.
- Settlement cracks.
- Hollow plaster.
- Broken flooring.
- Termite infestation.
- Corroded electrical conduits.
- Damaged concealed wiring.

The Contractor shall be deemed to have considered such contingencies while quoting the lump sum price. No additional payment shall be admissible on this account.

7. INCIDENTAL WORKS:

The Contractor shall execute all incidental works reasonably necessary for proper completion of the project, including works not expressly mentioned but forming an integral part of the finished project.

Such works shall be deemed included in the quoted lump sum price.

8. EXCLUSIONS:

Only the following shall be treated as Extra Items:

- Construction of any new building not included in this tender.
- Addition of a new floor.
- Construction of additional rooms beyond the existing buildings.
- Any new work specifically ordered by NISST in writing after award of the contract.

No other claim shall be entertained.

CHAPTER -6

SITE VISIT & PRE-BID MEETING:

Before submitting the bid, every bidder shall:

- inspect all eight residential units;
- inspect roofs, terraces, staircases, kitchens and toilets;
- inspect plumbing and electrical systems;
- inspect the boundary wall, drains and external development works;
- take actual measurements;
- satisfy himself regarding accessibility, storage space, utilities and working conditions.

Every intending bidder shall thoroughly inspect the buildings before submitting the bid on any working day and compulsorily on pre-bid meeting day. Submission of the bid shall be deemed to constitute confirmation that the bidder has fully understood the site conditions, scope of work and extent of renovation required. No claim arising out of inadequate inspection or incorrect assessment of work shall be entertained after submission of the bid.

Note:- A site visit certificate has to be mandatorily submitted on the day of pre-bid meeting.

CHAPTER-7

CONDITIONS OF CONTRACT/TENDER

1. NATURE OF CONTRACT:

This shall be a **Turnkey Lump Sum Contract**.

The Contractor shall complete the entire project for the accepted contract price irrespective of variations in individual quantities, provided the overall scope of work remains unchanged.

2. CONTRACTOR'S RESPONSIBILITY:

The Contractor shall provide, at his own cost:

- Labour
- Materials
- Machinery
- Tools
- Equipment
- Scaffolding
- Temporary Electricity
- Temporary Water
- Transportation
- Testing Equipment
- Safety Equipment
- Storage Facilities
- Insurance
- Statutory Compliance

Everything necessary for successful completion of the work shall be deemed included in the contract price.

3. MILESTONE-BASED PAYMENT

Payment shall be released as follows:

Stage	Percentage
Mobilisation Advance (against post-dated cheque of equivalent amount as security)	10%
Completion of structural repairs, masonry and waterproofing	20%
Completion of flooring, plastering, doors, windows and carpentry	20%
Completion of plumbing, sanitary and electrical works	20%
Completion of painting, external development and final finishing	20%
Final completion and handing over	10%

4. PRICE:

The quoted price shall remain **firm and fixed** throughout the contract period.

No escalation shall be payable on account of increase in:

- Labour wages.
- Material prices.
- Fuel.
- Transportation.
- Taxes (except statutory GST changes, if applicable by law).
- Quantity variations within the original scope.
- Hidden defects or deterioration in the existing buildings.

5. PERFORMANCE GUARANTEE:

- The successful bidder will have to furnish a performance guarantee to the tune of 5% of the value of the contract for proper fulfillment of the contract in the form of a Bank Guarantee obtained from nationalized / scheduled bank with a validity period of minimum one year from the date of completion of the Project.

6. QUALITY OF WORK:

All works shall be executed in a neat, workmanlike manner using approved materials and in accordance with this tender. Work not conforming to the required quality shall be removed and replaced by the Contractor at his own cost.

7. ENGINEER-IN-CHARGE:

The Engineer-in-Charge nominated by NISST shall have authority to:

- Inspect the work.
- Reject defective materials.
- Require rectification.
- Approve samples.
- Verify progress.
- Certify bills.
- Recommend release of payments.
- Issue instructions necessary for successful execution.

His decisions regarding workmanship and quality shall be binding unless modified by the Competent Authority of NISST.

8. PROTECTION OF EXISTING PROPERTY:

The Contractor shall take all necessary precautions to protect existing buildings, roads, boundary walls, pipelines, electrical installations, trees, landscaping and other Institute property during execution of the work. Any damage caused by the Contractor shall be repaired or replaced at his own cost to the satisfaction of NISST.

9. MATERIALS:

All materials used in the work shall be:

- Brand new and unused.
- Of first quality.
- Conforming to relevant BIS/IS standards.
- Procured only after approval by the Engineer-in-Charge.

NISST may reject any material found to be substandard or not conforming to the approved specifications.

10. INSPECTION OF MATERIALS:

The Engineer-in-Charge shall have the right to inspect any material at any stage before installation. The Contractor shall remove and replace any rejected material immediately without any additional cost to NISST.

11. SAMPLES:

Before bulk procurement, the Contractor shall submit samples/catalogues of the following items for approval:

- Tiles
- Paints
- Sanitary ware

- CP fittings
- Electrical, wires, & switches
- Light fittings
- Fans
- UPVC windows
- Laminates
- Door hardware
- Water tanks
- Any other item as directed.

Only approved materials shall be incorporated into the work.

12. QUALITY OF WORKMANSHIP:

All works shall be executed in a neat, professional and workmanlike manner by skilled personnel. Poor workmanship shall be liable for rejection irrespective of the quality of materials used. The Contractor shall rectify defective workmanship at his own cost.

13. CLEANING OF SITE:

The Contractor shall keep the work site clean throughout the execution period. Construction debris, dismantled materials and waste shall be removed periodically. The site shall be thoroughly cleaned before handing over the buildings.

14. REMOVAL OF DEBRIS:

All dismantled materials, rubbish and debris shall be transported and disposed of outside the NISST campus at locations approved by the local authorities. No debris shall be dumped within the campus.

15. SAFETY MEASURES:

The Contractor shall comply with all applicable safety regulations and shall provide adequate safety measures including:

- Safety helmets.
- Safety shoes.
- Reflective jackets.
- Hand gloves.
- Safety harnesses.
- Protective goggles.
- Barricading.
- Warning boards.
- First-aid facilities.
- Fire extinguishers.

The Contractor shall be solely responsible for any accident or injury occurring during execution of the work.

16. LABOUR LAWS:

The Contractor shall comply with all applicable labour laws, including provisions relating to:

- Minimum wages.
- EPF.
- ESI.
- Building and Other Construction Workers Act.
- Contract Labour Act (where applicable).
- Payment of Wages.
- Workmen Compensation.

- Child Labour Prohibition.
- Other applicable Central and State enactments.

NISST shall not be liable for any claim arising from non-compliance by the Contractor.

17. INSURANCE:

The Contractor shall obtain and maintain adequate insurance covering:

- Workmen Compensation.
- Third Party Liability.
- Public Liability.
- Contractor's Plant and Equipment.
- Materials stored at site.

Copies of insurance policies shall be submitted before commencement of work.

18. PROGRESS REVIEW:

The Contractor shall submit a work programme within seven days of issue of the Work Order. Progress review meetings may be held periodically by NISST. The Contractor shall take immediate corrective action if progress is found to be unsatisfactory.

19. DELAY AND LIQUIDATED DAMAGES:

Time is the essence of the contract. If the Contractor fails to complete the work within the stipulated period, NISST may recover **Liquidated Damages at the rate of 0.5% of the contract value per week or part thereof**, subject to a maximum of **10% of the contract value**, unless the delay is condoned by the Competent Authority.

20. DEFECT LIABILITY PERIOD:

The Contractor shall remain responsible for rectification of all defects noticed during the **Defect Liability Period of twelve (12) months** from the date of satisfactory completion and handing over of the work. All defects shall be rectified promptly at no additional cost to NISST.

21. WARRANTY:

The Contractor shall pass on to NISST all manufacturer warranties for materials and equipment supplied under the contract.

22. COMPLETION AND HANDING OVER:

The work shall be deemed complete only after:

- Completion of all items covered under the contract.
- Testing of electrical and plumbing installations.
- Removal of debris.
- Cleaning of the entire premises.
- Submission of warranty certificates.
- Submission of manufacturer's literature, where applicable.
- Issuance of a Completion Certificate by the Engineer-in-Charge.

23. FORCE MAJEURE:

Neither party shall be liable for delay or failure in performance due to causes beyond reasonable control, including natural calamities, war, civil disturbances, epidemics, strikes (other than those involving the Contractor's workforce), or Government restrictions.

The affected party shall notify the other party promptly, and suitable extension of time may be granted by NISST.

24. TERMINATION:

NISST may terminate the contract, wholly or partly, by written notice if the Contractor:

- Fails to commence the work within the stipulated time.
- Abandons the work.
- Repeatedly fails to maintain the required quality.
- Uses substandard materials despite written instructions.
- Violates statutory provisions.
- Becomes insolvent or is declared bankrupt.
- Assigns or sublets the contract without prior approval.

Upon termination, NISST may complete the remaining work at the risk and cost of the Contractor, without prejudice to any other remedies available under the contract.

25. SETTLEMENT OF DISPUTES:**Amicable settlement**

The Parties shall use their best effort to settle amicably any dispute, controversy or claim arising out of, or relating to this Contract or the breach, termination or invalidity thereof. Where the parties wish to seek such an amicable settlement through conciliation, the conciliation shall take place in accordance with the procedure as may be agreed between the parties.

Arbitration

If at any time, any question, dispute of difference whatsoever shall arise between the purchaser / owner and the supplier upon or in relation to, or in connection with the contract (except as to any matter the decision on which is specifically provided for) the same may be referred to the sole arbitration of the Chairman, NISST or a person appointed by him.

26. JURISDICTION:

Subject to the arbitration clause, the courts at **Fatehgarh Sahib, Punjab** shall have exclusive jurisdiction over all matters arising out of this contract.

NATIONAL INSTITUTE OF SECONDARY STEEL TECHNOLOGY (NISST)

(QUESTIONNAIRE FOR THE REQUESTING AGENCY)

1. NAME OF REQUESTING AGENCY :
2. POSTAL ADDRESS :
3. TELEPHONE Nos. :
4. E-MAIL ADDRESS :
5. GST No. :
6. HAVE YOU ENCLOSED THE FOLLOWING :
 - a) PROFILE OF THE ORGANISATION :
 - b) EARNEST MONEY :
 - c) CERTIFIED COPY OF REGISTRATION AS SUPPLIER WITH GOVT/SEMI-GOVT PUBLIC UNDERTAKING/ANY OTHER AGENCY IF ANY :
 - d) SELF ATTESTED PHOTO COPY OF PAN CARD :
 - e) BANK REFERENCE FROM YOUR BANKERS :
 - f) LIST OF CLIENTS TO BE PROVIDED :
 - g) YOUR ANNUAL TURNOVER :
 - j) Copy of GST Certificate :
 - k) UNDERTAKING REGARDING LEGAL PROCEEDINGS :

LETTER OF SUBMISSION OF TENDERS

DATED :

FROM:

To
The Director,
National Institute of Secondary Steel Technology,
G.T. Road, Sirhind Side,
Mandi Gobindgarh – 147 301

**Sub : Tender against Notice No. NISST/Admn/Refurbishment/HIG/MIG/2026-27/2 for
REFURBISHMENT OF HIG & MIG FLATS.**

Dear Sir,

Subject to the instructions & conditions given in the tender document and terms & conditions of supply, I/we hereby submit quotations duly completed with other related documents / annexures as required in the tender documents for your kind consideration. I/we hereby certify that I/we have examined and am/are familiar with all the provisions of the tender document and agree to abide by all the terms and conditions laid down therein.

2. The following documents are enclosed:

- a. Detailed list indicating documents/statements submitted as part of Technical bid.
- b. Evidence of the authority of person signing this document and the requisite Powers of Attorney (if required).
- c. Certificate from _____ (Name of the Bank) who are my bankers and are a schedule bank about my sound financial standing.
- d. This tender document with all pages intact and dully signed by the undersigned.

3. A sum of Rs. _____ (Rupees _____) only is forwarded herewith as Earnest Money in the form of demand draft/ Banker's Cheque/BG No. _____ drawn on _____ in favour of **"National Institute of Secondary Steel Technology" payable at Mandi Gobindgarh.**

4. I/We agree to keep this tender open for a period of 90 (Ninety) days from the date fixed for opening and the same cannot be withdrawn from the said period of 90 (Ninety) days or until the purchase order is issued, whichever is earlier.

5. I/We do hereby declare that the entries made in the tender document and the Annexures/appendices attached are true and every page of the tender documents is dully signed.

Yours Faithfully,

(SIGNATURE OF AUTHORISED SIGNATORY)

SEAL OF FIRM

PLACE: _____

DATE: _____

CHAPTER – 10

BIDDER'S DECLARATION:

(On Contractor's Letter Head)

DECLARATION

I/We hereby declare that:

1. I/We have carefully read and understood all terms and conditions contained in this Tender Document.
2. I/We have personally inspected the site and taken all necessary measurements before submitting this bid.
3. I/We have satisfied ourselves regarding the condition of the buildings and the nature and extent of work involved.
4. I/We understand that the work is on a **Turnkey Lump Sum Basis** and that no claim for additional payment shall be entertained for any incidental or ancillary work necessary for successful completion of the project.
5. I/We agree to complete the work within the stipulated period.
6. I/We agree to rectify all defects noticed during the Defect Liability Period without any additional cost to NISST.
7. I/We certify that all information furnished in the bid is true and correct.
8. I/We have not been blacklisted by any Government Department, PSU or Autonomous Body.
9. I/We agree that the decision of NISST regarding evaluation of bids shall be final and binding.

Date:

Place:

Signature of Authorized Signatory

Name:

Designation:

Seal of Firm

CHAPTER – 12

SITE VISIT CERTIFICATE

(On the letter head of the Requesting Agency)

(To be signed during the mandatory pre-bid meeting)

This is to certify that M/s _____ represented by Shri _____ has visited the site at NISST Campus on _____, inspected the HIG Duplex Houses and MIG Flats, examined the existing conditions, taken necessary measurements and understood the scope of work covered under the tender.

The bidder has satisfied himself regarding the nature and extent of the work.

For NISST
(Signature)
Name:
Designation:

TENDER NOTICE NO. NISST/Admn/Refurbishment/HIG/MIG/2026-27/2

FINANCIAL BID (PRICE SCHEDULE)

The bidder shall quote a **single Lump Sum Price** for complete execution of the work described in this Tender Document. The quoted price shall be deemed to include all labour, materials, machinery, tools & plants, transportation, loading & unloading, taxes & duties (except GST, if applicable), testing, commissioning, cleaning, debris disposal, statutory obligations and all incidental works necessary for successful completion and handing over of the project. No separate payment shall be made for any item not specifically mentioned but reasonably necessary for completing the work in all respects.

PRICE BID

TURNKEY LUMP SUM CONTRACT

S.No.	Items	MAKE/MODEL & SPECIFICATIONS	PRICE QUOTED	GST	ANY OTHER (PL. SPECIFY)	TOTAL AMOUNT
1	Terrace waterproofing (Area approximately 26,000–28,000 sq. ft.)					
2	Brick masonry work for raising wall heights by approximately 2 feet and repair of damaged masonry works.					
3	Plastering of walls wherever plaster has deteriorated / uplifted.					
4	Providing new white wash, putty and internal / external painting of HIG and MIG blocks.					
5	Construction / repair and height enhancement of parapet walls by approximately 1 foot.					

6	Refurbishment of 20 bathrooms including wall / floor tiling, CPVC fittings, plumbing and piping works, Jaquar sanitary fittings and all associated miscellaneous works.					
7	Renovation of 8 kitchens including plumbing works, tiling, wash basin fittings, wooden cabinets with mica finish and all associated miscellaneous works.					
8	Providing and fixing new water tanks for each quarter.					
9	Repair and renovation of sewage and drainage systems, including replacement / providing and fixing of new PVC drainage pipes for smooth flow.					
10	Covering all manholes with suitable covers.					
11	Providing and fixing flooring tiles with adhesive in all quarters and common areas.					
12	Repair and renovation of staircases.					
13	Providing and fixing tiles in the front block area within the boundary wall of the flats. Providing and fixing interlocking paver blocks in the walking street area outside the boundary wall of the flats.					
14	Providing kerb stones on both sides of the walking area.					

15	Providing and fixing wooden wardrobes / cupboards made of wooden sheets with mica finish in all quarters.					
16	Providing and fixing 84 MS frames (chowkhats) with single / double shutter flush doors and 24 mesh doors.					
17	Providing and fixing 92 Nos. UPVC windows complete with toughened glass, mesh panels and three-layer MS grills.					
18	Providing and fixing 40 UPVC skylight windows with toughened glass and mesh panels.					
19	Providing and fixing MS gates in front of each quarter.					
20	Providing and fixing fencing and barbed wire at the rear side of the flats for safety and security.					
21	Providing and fixing MS / Stainless Steel grills in open balcony areas on both front and rear sides of first-floor flats.					
22	Construction of guard rooms measuring approximately 10 ft × 10 ft, with toilet facilities, in front of HIG and MIG quarters.					
23	Providing separate electricity sub-meters for each quarter for individual consumption measurement.					
24	Providing and fixing new junction boxes, switches, 2-way and 4-way switch bases, MCBs and other associated electrical accessories.					

25	Providing and fixing curtain rods in all rooms.					
26	Electric work – All new wiring					
27	Switches					
28	Tube lights					
29	Celling Fan					
30	Split AC fittings in all rooms (inclusive of DB set)					
31	Miscellaneous if any					

Total amount in words and Figures _____

PLACE: _____

(SIGNATURE OF AUTHORISED SIGNATORY)

SEAL

DATE: _____

Notes

1. The bidder shall quote the rates both in figures and words.
2. The quoted price shall remain **firm and fixed** during the entire contract period.
3. No escalation shall be payable on account of increase in labour, material, fuel or transportation costs.
4. The Contractor shall be deemed to have inspected the site and assessed all existing conditions before submitting the bid.
5. The Contractor shall not be entitled to any additional payment for incidental or ancillary works necessary for successful completion of the project.
6. GST shall be quoted separately.
7. In case of any discrepancy, the amount written in words shall prevail.