



**PREMISES DEPARTMENT
ZONAL OFFICE MUMBAI SOUTH**

**TENDER DOCUMENT
AIR CONDITIONING WORKS IN EXISTING PREMISES OF
INDIAN BANK MUMBAI FORT BRANCH**

PART II – FINANCIAL BID

Ref:No : ZO MUM(S) : PRM : 2025-26 : 12
Date : 04/10/2025

Last date for submission of Bid	31/10/2025 upto 16:00 HRS at Indian Bank, Zonal Office, Premises Department, 2nd Floor, 37, Mumbai Samachar Marg, Fort, Mumbai – 400001
Date of Opening of Technical Bid	31/10/2025 upto 18:00 HRS at Indian Bank, Zonal Office, Premises Department, 2nd Floor, 37, Mumbai Samachar Marg, Fort, Mumbai – 400001
Date of Opening of Financial Bid	To be intimated separately to the Firms Qualifying in Technical Bids

ARCHITECT
SANKALPA ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
1001, Eleven Heights, Sant Gora Kumbhar Marg, Kumbharwada, Dharavi, Mumbai 400017

BILL OF QUANTITIES

AIR CONDITIONING WORKS IN EXISTING PREMISES OF INDIAN BANK, MUMBAI FORT BRANCH

1	All items of work under this Contract shall be executed strictly to fulfill the requirements laid down in the specifications. Type of equipment, material specification, methods of installation and testing and type of control shall be in accordance with the specifications mentioned and prescribed by OEM, approved drawings and the relevant Indian Standards, however capacity of each component and their quantities shall be such as to fulfill the above mentioned requirement. The basis of the design to be submitted by contractor for approval by Bank.
2	The rate for each item of work included in the Bill of Quantities shall, unless expressly stated otherwise, include cost of:
	a) All materials, fixing materials, accessories, appliances tools, plants, equipment, transport, labour and incidentals required in preparation for and in the full and entire execution, testing, balancing, commissioning and completion of work called for in the item and as per Specifications and Drawings.
	b) Wastage on materials and labor.
	c) Loading, transporting, unloading, handling/double handling, hoisting to all levels, setting, fitting and fixing in position, protecting, disposal of debris and all other labor necessary in and for the full and entire execution and for the job in accordance with the contract documents, good practice and recognize principles.
	d) Liabilities, obligations and risks arising out of Conditions of Contract.
	e) All requirements of Specifications, whether such requirements are mentioned in the item or not. The Specifications where available, are to be read as complimentary to and part of the Bill of Quantities and any work called for in one shall be taken as required for all.
	f) In the event of conflict between Bill of Quantities and other documents including the Specifications and approved basis of design, the most stringent shall apply. The interpretation of the Bank shall be final and binding.
3	All equipment, quantities and technical data indicated in this BOQ are for the Contractor's guidance only. This schedule must be read in conjunction with other documents and site conditions. The Contractor shall be paid for the actual quantity of work executed by him in accordance with the approved Drawings & as directed by Architect or Engineer-In-Charge at the contract rates.
4	No alteration whatsoever is to be made to the text or quantities of this BOQ unless such alteration is authorized in writing by Services Consultant. Any such alterations, notes or additions shall, unless authorized in writing, be disregarded when bid documents are considered.
5	The Contractor shall procure and bring Materials/Equipment to the site only on the basis of site conditions and not on the basis of Bill of Quantities which are approximate only. This also applies to the Contractor's requisition for Owner supplied materials.
7	The unit rate for all local equipment or materials in Indian Rupees shall include cost of equipment and materials including all taxes and duties and also including forwarding, freight, insurance and transport into Contractor's store at site, storage, installation, testing, balancing, commissioning and other works required.
8	The Contractor / Vendor are free to make site visit to ascertain the working conditions and other relevant site feasibility/feature
9	One year (12 months) on site Comprehensive Warranty (DLP) for complete work from the date Of acceptance by Bank.

Signature & Seal of the Bidder

S. No.	DESCRIPTION	UNIT	QTY	RATE PER UNIT (EXCLUSIVE OF GST) Rs.	AMOUNT (EXCLUSIVE OF GST) Rs.
A	SUPPLY OF AC MACHINES				
1	Supply and providing 4 Way Inverter Ceiling Mounted Cassette Unit (2024/2025 Manufactured) with Indoor & Outdoor unit having Eco - Friendly Refrigerant (R32/R410A) including indoor unit, outdoor unit, decorative grills and cordless remote machine with copper coil and condenser. The AC must have minimum of 1 Year Comprehensive Warranty and Minimum 5 YRS Warranty on Compressor. (APPROVED BRAND : Blue Star / Daikin / Voltas)				
	3.0 Tr - INVERTER TECHNOLOGY (BEE 3 -Star Rated)	No	2		
2	Supplying and providing 5-Star BEE rated as per 2024/2025 version High Wall Split Air Conditioners (Inverter) of following capacity with outdoor unit suitable to operate at 48 degree ambient temperature, 100% Copper Coiled Condenser Unit along with Cordless Remote Control and all necessary accessories. The rate included interconnecting cable from indoor unit to outdoor unit. Refrigerant should be R32 / R410A and the unit must be 100% copper. 1 Year Warranty on Product and 10 Years Warranty on Compressor and 5 Years Warranty on PCB (Printed Circuit Board) (APPROVED BRAND : Blue Star / Daikin / Voltas)				
	BEE 5-Star rated Hi-wall Split Air Conditioners of 1.5 TR capacity (Inverter)	No	5		
3	Supply of following capacity ceiling suspended air cooled split type Ductable air-conditioners with hermetically sealed multi-scroll compressors compatible with eco-friendly refrigerant (R410A / R407C / R32) operating at AC 3 phase, 415V, 50HZ etc. complete. The unit should be complete with all required components such as air cooled condenser with blower fan, copper refrigerant coil, anti-corrosion condenser fins, conformal coated PCBs, remote control, etc. The fan for outdoor unit shall be selected for low noise and the motor etc. shall be housed in a powder coated casing with anti-vibration mounts etc. Indoor unit shall be acoustically treated and shall be controlled with remote based wired/wireless microprocessor intelligent system with single phase prevention, reverse phase protection etc. Outdoor units will be placed along the wall on suitable size angle iron stand duly painted as directed. (APPROVED BRAND : Blue Star / Daikin / Voltas)				
	11 Tr Ceiling Suspended Single Circuit Ductable AC	No	2		
I	SUB – TOTAL (A) (Exclusive of GST)				



B	ANCILLARY WORKS				
1	Standard installation, testing and commissioning charges including Leak Testing, Nitrogen Flushing, Vacuuming & Gas Charging for split AC	No	5		
2	Standard installation charges for Ductable AC including Leak Testing, Nitrogen Flushing, Vacuuming & Gas Charging with Canvas Connection etc. complete.	No	2		
3	Standard installation charges including Leak Testing, Nitrogen Flushing, Vacuuming & Gas Charging for Cassette AC	No	2		
4	M.S. stand / M.S. Grill lockable cage for Outdoor units: Supplying , fabrication and Installation of M.S. base frame/ M.S. grill lockable cage for Outdoor units complete with epoxy painting, vibration isolating pads, supports, hangers, basket etc. complete	No	7		
5	MS-STAND - Providing and fixing of lockable caging for outdoor unit grouted on wall or on roof with open able shutter made of 10 X 10 mm MS square bars placed vertically @ 5" c/c welded with 40 X 3 mm MS flat all- round. The frame shall be of angle 35mm*35mm and it shall be fixed to wall or roof with proper MS bracket to tackle the weight of outdoor unit. Item includes all necessary hardware, priming coat, synthetic enamel paint, hanger, clamps other accessories etc. All complete as per approval and instructions of the employer. Size shall be adequate for AC outdoor size & sufficient space around the outdoor suitable for servicing purpose for Outdoor unit.	No	2		
6	Providing, supplying, installation and commissioning of extra hard copper refrigerant piping (beyond 3 meters as supplied by the OEM for Split AC) as specified by OEM for suction and return of suitable dia of required length from indoor to outdoor units with fitting elbows supporting arrangement on wall /ceiling, making holes in wall, filling the same etc. complete. The rate shall include Copper Pipe and insulation with 19mm thick Nitrile Rubber Tube (As per Unit Manufacturer Recommendation) and necessary installation accessories such as supports and clamps. The sizes given shall be verified by the supplier for adequacy and size based on the manufacturer standards. This includes all the fittings and accessories, breaking of wall for making hole wherever required. Refrigerant piping running along the partition wall shall be concealed in the wall with necessary chasing in the wall and closing the same with sand cement plastic with chicken wire mesh. Wherever, it is not possible to conceal the piping, the piping work should be done on the surface only after consultation and approval by Bank's Engineer	Meter	120		

7	Providing, supplying, laying and commissioning of 4 Core X 2.5 Sq.mm. electrical copper cable of required length with supporting arrangement on wall/ceiling, making holes in wall, filling the same etc. complete.	Meter	115		
8	Providing, Supplying and laying of Extra Electrical interconnecting control cables from indoor to outdoor of size as Suitable IS/BIS standard Cable of 8C X 2.5 Sqmm) as per design requirement of Peak load calculation of specific ACs system installed at site with PVC conduit pipe specified by the manufacturer suitable for ductable AC.	Meter	30		
9	SITC of GI Ducting Factory Fabricated with Duct Mate Flanges as per SMACNA for supply air, with 13 mm insulation of Closed Cell Rubber Nitrile Armaflex Class "O".inclusive of supports 8 mm GI Threaded rod and C channel or Slotted Patti. The GI sheet shall be of 180 GSM coating				
a	24Guage GI Rectangular Duct	Sq.Meter	30		
b	22Guage GI Rectangular Duct	Sq.Meter	30		
10	SITC of Duct Acoustic Insulation applied inside of duct work with 25 mm thk rigid Fibre Glass 48 Kg/Cum density covered with RP tissue and finished with 26 G Al. Perforated Sheet. Fibre glass should be of Fire Retarded Material.	Sq.Meter	60		
11	SITC of Pre-insulated flexible duct with end clamps as required in various sizes as below. The duct shall fire retardant UL standard approved.				
	100 - mm Dia	Meter	5		
12	SITC of Al Powder coated Jet diffuser - size 350 mm	Nos	4		
13	SITC of Aluminium Powder Coated Supply and Return Air Linear Slot Diffuser , with Volume control damper. The diffusers shall be with the following neck sizes. 20 mm Slot- 8 Slot -1000 mm Length- Neck Size -285 mm	Nos	4		
14	SITC of Aluminium Powder Coated Supply Air Square Diffuser , with Volume control damper. 600 mm X 600 mm	Nos	4		
15	SITC of Aluminium Powder coated continuous grill without dampers. all sides flanged, as per site requirement. The grill shall be in accordance with the architectural curve/ Line of the False ceiling and used as dummy grill. The grill shall be of radius as per architectural details.	Sq.Meter	4		
16	SITC of Duct type volume control dampers of GI Construction with OBD	Sq.Meter	2		
17	Cleaning the existing duct complete works	Job	1		

18	SITC of drain piping (40mm or as specified by OEM) constructed out of CPVC / HDPE hard pipes, fittings, accessories, bends, elbows, tees, flanges, tappings, wall sleeves, hangers, supports, anchor fasteners, etc and connecting the drain line till ground level as directed by Engineer-In-Charge or Architect. The work includes cutting / chiselling in walls, fixing with GI clamps, floor and making good of all the chases / cuts, etc and discharging the drain pipe into the floor trap or gully trap as per site conditions. Drain piping running along the partition wall shall be concealed in the wall with necessary chasing in the wall and closing the same with with sand cement plastic with chicken wire mesh. Please note that the drain pipe of Cassette AC is to be properly insulated by nitrile rubber type insulation to avoid any water leakage issue in ceiling.	Meter	100		
II	SUB-TOTAL (B) Exclusive of GST				
SUMMARY OF WORKS					
S.NO	DESCRIPTION	BASIC AMOUNT	GST AMOUNT	GROSS AMOUNT	
		X	Y	Z = X+Y	
A	SUPPLY OF MACHINES				
B	ANCILLARY WORKS				
C	TOTAL AMOUNT				
S. No.	DESCRIPTION	UNIT	QTY	RATE PER UNIT (INCLUSIVE OF GST) Rs.	AMOUNT (INCLUSIVE OF GST) Rs.
D	BUY-BACK* (Please note that buy-back amount will be taken into consideration for determining L1)				
	Buy-back of old 11Tr Ductable AC (Indoor & Outdoor Only including dismantling and removal of same from the existing place on “as is where is basis” excluding copper pipe, electrical cable, etc	NO	2		
E	GRAND TOTAL AFTER DEDUCTING BUY BACK E = [Total Amount for Supply of Machines & Ancillary Works inclusive of GST (ZC) – Buy Back Amount (D)]				

*Please note that buyback amount will be considered in determination of L1 Bidder

GROSS AMOUNT IN WORDS :

Rupees.....only

NOTE:

1. Works shall be carried out by using approved brand of the material only and specifications and quality. No deviation is permitted without the approval of the bank.
2. Rates / Amount of items shall include cost of the material, loading, unloading, charges for tools /machineries, labour, taxes, local authorities permission etc.
3. Rates/amount quoted shall valid for all floors of the building. No extra charges shall be paid for lifting of material for any height.
4. No extra payment shall be made for carrying out the works in holiday/Sunday/ Saturday/ night etc.
5. The contractor makes their own arrangement for safety /security of the material staked at the site. The Bank will not responsible for any theft/mishandling of the material.
6. The Contractor shall obtain necessary labour license, insurance, and permission/ approval from local authorities/ society if required to carry out the works.

Date: _____

(Signature of the Contractor with Seal)