

# **Kerala Transport Development Finance Corporation Ltd**

*(A Government of Kerala Undertaking and a Non Banking Financial Company registered under the Reserve Bank of India)*

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## **TENDER DOCUMENT**

***Notification No. KTDFC/BOTP/etender/Electrical/ANKY/2024 Dated 05.09.2024***



***E-Tender for Competitive bid for Contract for Operation and Maintenance of Electrical & Allied works in KSRTC Bus Terminal cum Shopping Complex at Angamaly for a period of one year.***

## **INTRODUCTION**

Kerala Transport Development Finance Corporation Ltd (KTDFC) is a Non Banking Financial Company fully owned by the Government of Kerala, incorporated under the Companies Act, 1956 and registered under the Reserve Bank of India. The business of KTDFC includes, but not limited to, accepting fixed deposits from the public, offering of various loan products to suit the needs of every customers, taking of projects under BOT or BOOT or similar schemes, etc.

With a view to augment non-operational income of KSRTC, the Government of Kerala has entrusted KTDFC to construct Bus Terminal cum Shopping Complexes at certain KSRTC Bus Station locations on BOT basis, including one at Angamaly. KTDFC accordingly constructed the new KSRTC Bus Terminal Cum Shopping Complex at Angamaly on BOT basis by utilizing its own funds. KTDFC is permitted to operate the project on BOT basis till the total project cost and its applicable interest is realized. This tender is notified for allotting the Contract for Operation and Maintenance of Electrical & Allied works in the KSRTC Bus Terminal Cum Shopping Complex at Angamaly for a period of 12 months.

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## **TENDER NOTICE**

*(The terms and conditions in the Tender Document is deemed as accepted by the Tenderer)*

**Notification No. KTDFC/BOTP/etender/Electrical/ANKY/2024 Dated 05.09.2024**

### **TENDER SCHEDULE**

|   |  |
|---|--|
| Last Date and Time for the submission of e-Tender | on or before 05:00 pm on 20.09.2024    |
| Opening of e-Tender                               | at 11:30 am on 23.09.2024              |
| Application Fee + GST @ 18%+ 1% KFC               | Rs.1,000 + Rs. 180= Rs. <b>1,180/-</b> |
| Earnest Money Deposit                             | Rs. <b>50,000/-</b>                    |

Place: **Thiruvananthapuram**  
Date: 05.09.2024

Sd/-  
**Principal Project Consultant**  
Kerala Transport Development Finance Corporation Ltd.

***e-Tender for Competitive bid for Contract for Operation and Maintenance of Electrical & Allied works in KSRTC Bus Terminal Complex at Angamaly for a period of one year.***

Sealed competitive e-tenders are invited by Kerala Transport Development Finance Corporation Ltd (KTDFC) for the Operation and Maintenance of Electrical & Allied works in the Hi-tech KSRTC Bus Terminal Complex at Angamaly for a period of 12 months as per the terms and conditions mentioned herein. The tenders are to be submitted by e-tendering process through *online e-procurement system of the Government of Kerala (website: <https://www.etenders.kerala.gov.in>)*.

Applicant shall apply and pay the specified application fee and EMD (as specified in the tender schedule) through online as per the directions in the *e-procurement portal*.

Application fee will not be returned/refunded in any circumstances whatsoever.

**General Conditions for e-Tender:**

This tender is an e-Tender and is being published online for Contract for Operation and Maintenance of Electrical & Allied works in KSRTC Bus Terminal Complex at Angamaly. The tender is invited in single cover system from individuals, firms, etc. through e-procurement portal of Government of Kerala (<https://www.etenders.kerala.gov.in>). Prospective bidders willing to participate in this tender shall necessarily register themselves with above mentioned e-procurement portal.

**1. Online Bidder registration process:**

Bidders should have a Class II or above Digital Signature Certificate (DSC) to be procured from any Registration Authorities (RA) under the Certifying Agency of India. Details of RAs will be available on “[www.cca.gov.in](http://www.cca.gov.in)”. Once the DSC is obtained, bidders have to register on “[www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)” website for participating in this tender. Website registration is a one-time process without any registration fees. However, bidders have to procure DSC at their own cost.

Bidders may contact e-Procurement support desk of Kerala State IT Mission over telephone at 0471-2577088, 2577188, 2577388 or 0484-2336006, 2332262, or through email: [etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in) for assistance in this regard.

## **2. Online Tender Process:**

### **The tender process shall consist of the following stages:**

- i. **Downloading of tender document:** Tender document will be available for free download on “[www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)”. However, Application fee and EMD shall be payable at the time of bid submission as stipulated in the Tender Schedule.
- ii. **Publishing of Corrigendum:** All corrigendum shall be published on “[www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)” and shall not be available elsewhere.
- iii. **Bid submission:** Bidders have to submit their bids as required in this tender document on “[www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)”. No manual submission of bid is allowed and manual bids shall not be accepted under any circumstances.
- iv. **Opening of Bids:** Bids will be opened on the date and time mentioned in the Tender Schedule.
- v. **Financial Bid:** The Bidder shall complete the Financial bid as per format given for download along with this tender.

**Note:** The blank Financial bid should be downloaded and saved on bidder’s computer without changing file-name otherwise Financial bid will not get uploaded. The bidder should fill in the details in the same file and upload the same back to the website.

**3. Application Fee and Earnest Money Deposit (EMD):**

The Bidder shall pay the Application Fee and Earnest Money Deposit as per Tender Schedule.

**Online Payment modes:** The Application Fee and EMD can be paid in the following manner through e-Payment facility provided by the e-Procurement system:

**State Bank of India Multi Option Payment System (SBI MOPS Gateway):**

Bidders are required to avail Internet Banking Facility in any of below banks for making tender remittances in eProcurement System.

| <b>A) Internet Banking Options (Retail)</b> |                                    |    |  |
|---|------------------------------------|----|--|
| 1   | Allahabad Bank                     | 32 | Kotak Mahindra Bank                              |
| 2   | Axis Bank                          | 33 | Lakshmi Vilas Bank                               |
| 3   | Andhra Bank                        | 34 | Mehsana Urban Co-op Bank                         |
| 4   | Bandan Bank                        | 35 | NKGSB Co-operative Bank                          |
| 5   | Bank of Bahrain and Kuwait         | 36 | Oriental Bank of Commerce                        |
| 6   | Bank of Baroda                     | 37 | Punjab and Maharashtra Cooperative Bank          |
| 7   | Bank of India                      | 38 | Punjab National Bank                             |
| 8   | Bank of Maharashtra                | 39 | Punjab and Sind Bank                             |
| 9   | Bassein Catholic Co-operative Bank | 40 | RBL Bank   |
| 10  | BNP Paribas                        | 41 | Saraswat Cooperative Bank                        |
| 11  | Canara Bank                        | 42 | ShamraoVithal Cooperative Bank                   |
| 12  | Catholic Syrian Bank               | 43 | South Indian Bank                                |
| 13  | Central Bank of India              | 44 | Standard Chartered Bank                          |
| 14  | City Union Bank                    | 45 | State Bank of India                              |
| 15  | Corporation Bank                   | 46 | Syndicate Bank                                   |
| 16  | Cosmos Bank                        | 47 | Tamilnad Mercantile Bank                         |
| 17  | DCB Bank                           | 48 | Tamilnadu Cooperative Bank                       |
| 18  | Dena Bank                          | 49 | The Kalyan Janata Sahakari Bank                  |
| 19  | Deutsche Bank                      | 50 | TJSB Bank (Erstwhile Thane Janata Sahakari Bank) |
| 20  | Dhanalaxmi Bank                    | 51 | UCO Bank   |
| 21  | Federal Bank                       | 52 | Union Bank of India                              |
| 22  | HDFC Bank                          | 53 | United Bank of India                             |
| 23  | ICICI Bank                         | 54 | Vijaya Bank                                      |
| 24  | IDBI Bank                          | 55 | YES Bank   |
| 25  | Indian Bank                        |    |  |
| 26  | Indian Overseas Bank               |    |  |
| 27  | IndusInd Bank                      |    |  |
| 28  | Jammu & Kashmir Bank               |    |  |

|  |                         |    |                                   |
|--|-------------------------|----|-----------------------------------|
| 29   | Janata Sahakari Bank    |    |                                   |
| 30   | Karnataka Bank          |    |                                   |
| 31   | Karur Vysya Bank        |    |                                   |
| <b>B) Internet Banking Options (Corporate)</b> |                         |    |                                   |
| 1  | Bank of Baroda          | 21 | Laxmi Vilas Bank                  |
| 2  | Bank of India           | 22 | Oriental Bank of Commerce         |
| 3  | Bank of Maharashtra     | 23 | Punjab & Maharashtra Coop Bank    |
| 4  | BNP Paribas             | 24 | Punjab & Sind Bank                |
| 5  | Canara Bank             | 25 | Punjab National Bank              |
| 6  | Catholic Syrian Bank    | 26 | RBL Bank                          |
| 7  | City Union Bank         | 27 | Shamrao Vitthal Co-operative Bank |
| 8  | Corporation Bank        | 28 | South Indian Bank                 |
| 9  | Cosmos Bank             | 29 | State Bank of India               |
| 10   | Deutsche Bank           | 30 | Syndicate Bank                    |
| 11   | Development Credit Bank | 31 | UCO Bank                          |
| 12   | Dhanalaxmi Bank         | 32 | Union Bank of India               |
| 13   | Federal Bank            | 33 | UPPCL                             |
| 14   | HDFC Bank               | 34 | Vijaya Bank                       |
| 15   | ICICI Bank              | 35 | Axis Bank                         |
| 16   | Indian Overseas Bank    |    |                                   |
| 17   | Janta Sahakari Bank     |    |                                   |
| 18   | Jammu & Kashmir Bank    |    |                                   |
| 19   | Karur Vysya Bank        |    |                                   |
| 20   | Kotak Bank              |    |                                   |

During the online bid submission process, bidder shall select SBI MOPS option and submit the page, to view the Terms and Conditions page. On further submitting the same, the e-Procurement system will re-direct the bidder to MOPS Gateway, where two options namely SBI and Other Banks\* will be shown. Here, Bidder may proceed as per below:

a) SBI Account Holders shall click SBI option to with its Net Banking Facility., where bidder can enter their internet banking credentials and transfer the Tender Fee and EMD amount.

b) Other Bank Account Holders may click Other Banks option to view the bank selection page. Here, bidders can select from any of the 55 Banks to proceed with its Net Banking Facility, for remitting tender payments.



c) \*Transaction Charges for Other Banks vide SBI Letter No. LHO/TVM/AC/2016-17/47 – 1% of transaction value subject to a minimum of Rs. 50/- and maximum of Rs. 150/- .

Any transaction charges levied while using any of the above modes of online payment has be borne by the bidder. The supplier/contractor's bid will be evaluated only if payment status against bidder is showing “Success” during bid opening.

#### **4. SUBMISSION PROCESS:**

For submission of bids, all interested bidders have to register online as explained above in this document. After registration, bidders shall submit their bid online on [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) along with online payment of Application Fee and EMD.

For page by page instructions on bid submission process, please visit [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) and click “Bidders Manual Kit” link on the home page.

**It is necessary to click on “Freeze bid” link/ icon to complete the process of bid submission otherwise the bid will not get submitted online and the same shall not be available for viewing/ opening during bid opening process.**

#### **Notice Inviting e-TENDER:**

1. e-Tenders in the above prescribed manner are hereby invited by **Kerala Transport Development Finance Corporation Limited (KTDFC)** for granting Contract for the Operation and Maintenance of the **Electrical & Allied works** in '**KSRTC BUS**

**TERMINAL COMPLEX, Angamaly'**, for a period of **One Year including GST and all other taxes .**

***Details of Electrical & Allied works.***

| Sl. No. | Name of Facility  | EMD                                  | Period of Contract                  | Interest Free Security Deposit                |
|---------|---|--------------------------------------|-------------------------------------|---|
| 1       | <b>Operation and Maintenance of Electrical System.</b>                          | Rs.50,000/-<br>(Fifty Thousand only) | <b>12 Months</b><br>(Twelve months) | <b>Rs. 2 Lakhs</b><br>(Rupees two lakhs only) |
| 2       | <b>Operation and Upkeep of Fire Fighting System.</b>                            |                                      |                                     |   |
| 3       | <b>Operation of Lifts.</b>  |                                      |                                     |   |
| 4       | <b>Operation and Maintenance of Pumps, STP, Water Lines, Drainage Line etc.</b> |                                      |                                     |   |
| 5       | <b>Maintenance of Tower Clock.</b>  |                                      |                                     |   |

2. The parties fulfilling the following criteria are eligible to participate in the tender.

- Three years experience of managing Contract agreement exclusively for operation & maintenance of Electrical & Allied works at Airports, Railway stations, Bus stations, Multi stair buildings, Hospitals, Star Hotels, Shopping Malls, Multiplex theaters etc.
- The party should have minimum annual turnover of Rs.3,00,000/- (Three Lakhs).

|     |   |
|-----|---|
| i.  | The turnover criteria should be in any of the last 3 financial years. |
| ii. | The turnover details should be certified by a Chartered Accountant.   |

3. Only one tender shall be submitted by a single party, either a firm or an individual. The proprietor of more than one firm will be considered as single party and one legal entity.

4. Any Party falling under the following categories is not eligible to participate in the tender.

- De-barred/black listed by CBI or Undertakings/Departments like Railways, Defence or any other Department of Government of India, State Governments, Corporations, Municipalities.

- Parties facing action under Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
  - Undischarged insolvent.
5. A declaration has to be given by the successful bidder on a **Non-Judicial stamp paper** of **Rs.200/-**, indicating the following details, before executing the agreement. (Scanned copies)
- i. The details of their contracts at other sites.
  - ii. Liability of payment of disputed/ undisputed dues to clients.
  - iii. Details of having been de-barred/ black listed by CBI or undertakings/ Departments like Railways, Defence or any other departments of GOI, State Governments, Corporations, Municipalities, etc.
  - iv. Whether facing any action under Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
- The above declaration has to be given for 'NIL' information also.
6. The copies of identity proof, PAN Card and GST registration certificate shall also be uploaded in the e-Tender.
7. The tender is liable to be rejected in case of non-submission of the above declaration by the parties.
8. The selected tenderer shall remit the interest free security deposit of ₹. 2,00,000/- (Two lakhs only). The selected tenderer shall start the work immediately after receiving the award of Contract (Acceptance letter), after remitting the security deposit of ₹. 2,00,000/-, in any case within 15 days of the date of receipt of Acceptance Letter, also subject to the execution of an Agreement with KTDFC. If the selected tenderer fails to deposit the security amount within 15 days from the date of award of the Contract, KTDFC shall be entitled to cancel the award/ offer given to the tenderer and forfeit the earnest money deposited by him/ them along with arrangements for the said work.
9. In case the information submitted by the tenderer is found to be incorrect/ false, at any stage, tender of such party will be rejected without any notice. Agreement

with such party will be terminated and Earnest Money Deposit (EMD)/ Security Deposit will be forfeited. Such party will be debarred from participating in **KTDFC's** tenders for a period of 3 (Three) years.

10. Acceptance or non acceptance of any tender shall rest with the Managing director, KTDFC at his/her discretion. The tenderer's shall hold the offer given for a period of six months from the date of opening of the tender and the tenderer shall not withdraw the offer within this period. In the event of such withdrawal, his/her earnest money will be forfeited by KTDFC.
11. **KTDFC** reserves to itself the right to reject the conditional tenders without assigning any reason thereto.
12. **KTDFC** reserves to itself the right to reject any or all the tenders without assigning any reason thereof and/ or to call for any other details or information from any of the tenderers.
13. **Managing Director**, KTDFC shall have the right to postpone/ extend the date(s) of submission/ opening of bids.
14. The Following documents (scanned copies) shall be uploaded in the e-tender along with the financial bid. a. Experience Certificate b. Turnover Certificate c. Declaration in stamp paper d. PAN e. Identify Proof f. GST Registration Certificate

Date: 05.09.2024  
Place: Thiruvananthapuram

Sd/-  
**Principal Project Consultant**  
Kerala Transport Development Finance Corporation Ltd.

### **Criteria for Awarding e-Tender:**

The Contract for Operation and Maintenance of Electrical & Allied works in KSRTC Bus Terminal Complex at Angamaly will be allotted through e-Tender procedure for a period of 12 months to those tenderer who quote the lowest monthly fee, subject to the condition that the same shall be satisfiable to KTDFC.

Successful tenderer shall also remit the interest free security deposit amount of Rs. 2 Lakhs.

The expenses to be incurred for the due execution of the Agreement of Contract, detailing the terms and conditions of Contract, shall also be borne by the Contractor. The Contractor shall abide by the terms and conditions specified in this tender and the Contract agreement and then KTDFC shall pay the agreed amounts punctually in time. In case of necessity of registration of the Contract agreement, if any, the said expenses shall also be borne by the Contractor.

### **How to Participate in the e-Tender:**

The tenderer shall record the amounts that it/he/she offers as monthly Contract fee in the e-tender process.

**Evaluation will be based on the lowest Contract Fee offered to the satisfaction of KTDFC. The tenderer who has been declared as satisfactorily quoted the lowest Contract fee as above, shall then be directed to remit interest free Security Deposit of amount of Rs. 2 lakhs and thereafter the Contract deed will be executed detailing the terms and conditions of the Contract and the operation of Electrical & Allied works will then be handed over.** If the offers in all or any of the tenders received are found not satisfactory on evaluation, KTDFC reserves the right to cancel all or any tenders without assigning any reasons whatsoever.

### **The Method for Submission of e-Tenders:**

- Applicant can apply for the Contract for the facility by recording its/his/her offer of **Contract fee** through *online e-procurement system of the Government of Kerala* (website: [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)). The detailed procedure for participating in the e-tender (e-submission of bids online) are mentioned earlier as well as in the website: “[www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)”.
- Applicant shall pay the specified application fee and EMD (as specified in the tender schedule) online as per the directions in the above *e-procurement portal*. Application fee will not be returned/ refunded in any circumstances whatsoever. The EMD will be applied in the manner mentioned herein after.
- The prospective tenderers are requested to submit their tender online well in advance before the last date of the prescribed time period specified in the tender

schedule, i.e. on or **before 5:00 pm on 20.09.2024** in order to avoid any delay or technical problem during the tender submission process. KTDFC shall not be liable for any failure in getting applied by the tenderer within the prescribed time for any reason whatsoever.

- The prospective tenderers are advised to read the tender documents as well as the general instructions in the above *e-procurement portal* carefully before applying online.
- For any technical assistance or clarifications, prospective tenderers can contact *Kerala State IT Mission, e-Government Procurement PMU & Helpdesk, Uppalam Road, Statue, Thiruvananthapuram Tel: 0471 - 2577088, 0471 - 2577188, 0471 - 2577388 (On all Government working days from 9:30 am to 5:30 pm) E-Mail: “etendershelp@kerala.gov.in”*.

### **Opening of e-Tenders:**

Opening of e-tenders will commence at **11.30 am on 23.09.2024** at the **Head office of KTDFC**, in the presence of those tenderers or their authorised representatives whoever are present [In the case of a representative, a proper authorization letter of the tenderer shall be produced by the representative along with the ID proof of the representative with a self attested copy thereof]. **Evaluation will be based on the lowest offered Contract Fee to the satisfaction of KTDFC.** The Contract will be so allotted to the best offer, if the same be found satisfactory and acceptable to KTDFC as above on evaluation. KTDFC reserves to itself the absolute right to cancel any tender if the offer(s) are not satisfactory on evaluation. Managing Director, KTDFC shall have the right to cancel/ postpone/ extend the date(s) and time for submission/ opening of tenders. The decision of the Managing Director, KTDFC on all matters arising out of this tender shall be final, conclusive and legally binding on all parties concerned.

In case the lowest quoted bidder withdraw from his offer, the second lowest bidder/third lowest bidders bid will be considered for acceptance. However, the mode of acceptance will rest with the discretion of Chairman and Managing Director, KTDFC.

Place: **Thiruvananthapuram**  
Date: **05. 09.2024**

Sd/-  
**Principal Project Consultant**  
Kerala Transport Development Finance Corporation Ltd.

**Terms and Conditions of e-Tender :**

1. KTDFC shall not be liable for any failure in getting applied by the tenderer within the prescribed time for any reason whatsoever. Hence the prospective tenderers are requested to submit their tender online well in advance before the last date of the prescribed time period specified in the tender schedule, in order to avoid any delay or technical problem during the tender submission process.
2. In case the information submitted by the applicant is found to be incorrect/false, at any stage, Tender of such party/ Agreement with such party will be rejected/ terminated at the absolute discretion of KTDFC.
3. Acceptance or non-acceptance of any tender shall rest with Managing Director, KTDFC at his/ her discretion.
4. KTDFC reserves to itself the right to reject any or all the Tenders without assigning any reason thereof and/or to call for any other details or information from any of the tenderers. The decision of the Managing Director, KTDFC shall be final and binding on the tenderers.
5. Non-compliance with any of the conditions given in the tender document set may result in the rejection of Tender. The decision taken by KTDFC, at its absolute discretion, in this regard shall be absolute and binding.
6. Managing Director, KTDFC shall have the right to postpone/ extend the date(s) and time of submission/ opening of e-Tenders.

7. EMD and Application Fee shall be paid (the amounts are specified in the tender schedule) online as per the directions in the above *e-procurement portal*. Application fee will not be returned/ refunded in any circumstances whatsoever. The EMD will be applied in the manner mentioned herein after.
8. Tender will be awarded to the lowest bidder, subject to the condition that the amount offered shall be satisfiable to KTDFC. The selected tenderer shall remit an amount of Rs. 2,00,000/- as Interest Free Security Deposit, with KTDFC within 15 days of the award of the Contract. Contract Fee shall be quoted for One Year. The selected tenderer shall start the work immediately after receiving the award of Contract (Provisional Acceptance letter), after remitting the Security Deposit , within 15 days of the date of receipt of Acceptance Letter. The selected tenderer shall execute an agreement with KTDFC before starting the work. Contractor shall make payment of IFSD etc. by Cheque/ Demand Drafts drawn on local banks or by RTGS . No out station cheque shall be accepted . If the selected tenderer fails to deposit the security deposit amount within 15 days from the date of award of the Contract, KTDFC shall be entitled to cancel the award/ offer given to the tenderer and forfeit the earnest money deposited by him/ them along with the tender forms without giving any notice and without any obligation whatsoever and make alternative arrangements for the said work.
9. On acceptance of an offer, KTDFC will send a letter of provisional acceptance of the offer to the successful tenderer. Subsequently the security deposit should be remitted within 15 days of receipt of the letter of allotment.
10. The earnest money of unsuccessful tenderers, other than the second and third lowest bidders, will be refunded within 7 days of the finalisation of the



tender. As regards the second and third lowest bidders, earnest money will be refunded within 10 days from the date of commencement of the operation by the selected tenderer after complying the required conditions above mentioned.

11. The Contract Agreement will be executed only after the compliance of the conditions of the tender with respect to the payment of Security deposit, etc. If the selected tenderer withdraws from the offer or fails to deposit the Interest Free Security Deposit as above, its/his/her EMD shall be forfeited.
12. The EMD of unsuccessful tenderers except 2<sup>nd</sup> and 3<sup>rd</sup> lowest will be returned to the accounts of the concerned tenderers. The EMD of the second and third lowest offered tenderers will be returned only after the execution of Contract Agreement with the successful tenderer. Application fee is not refundable. The EMD of the successful tenderer will be dealt with the mutually agreed conditions.
13. The awarding of Contract will be made by KTDFC on the basis of the Lowest Contract fee to the satisfaction of KTDFC. Contract fee shall be quoted per month.
14. Upon award of the tender, the successful tenderer shall remit the entire Interest Free Security Deposit and execute an Agreement of Contract incorporating all the terms and conditions, within 15 days of the provisional acceptance letter, at his/ her own expense. If the Tenderer fails to execute the agreement within the time fixed above, the allotment will be cancelled, forfeiting 25% of the Interest Free Security Deposit. The agreed Contract fee shall become computable w.e.f the date of execution of Agreement.
15. The security deposit amount shall remain in the account of the KTDFC till the expiry of the Contract period of twelve months or its earlier termination, as the case may be, and thereafter security amount shall be refunded to the

Contractor without any interest within 30 days, after deducting any amount that may be due to KTDFC. The Contract is not transferable. Similarly KTDFC reserves the right to revoke the Contract if the operation and maintenance of the facility by the Contractor is not satisfactory or if the Contractor commits breach of any terms and conditions, by serving 15 days notice in writing. Contract can also be terminated by giving 60 days notice in writing from either side without assigning any reason. If there occurs any damage to the fittings/structure/articles in the facility due to the acts/omission/negligence/default/failure breach of conditions, the value of such damaged things will be deducted from the security deposit and if the same is not sufficient, the balance amount will be recovered from the Contractor by taking legal actions including actions as per the provisions of the Kerala Revenue Recovery Act. Similarly KTDFC shall also have the right to recover any other amounts due from the Contractor by taking recourse to the procedure above mentioned.

16. If a Contractor retreats from the Contract before the expiry of the tenure of the Contract period, then, 25% of the Interest Free Security Deposit will be forfeited and the balance 75% will be paid back after subsequent successful allotment of the space or the expiry of the Contract period, whichever comes earlier, subject to the deductions, if any. If a Contractor retreats from the Contract before the expiry of the tenure of the Contract period, the Contractor will be responsible for the financial loss to be incurred by KTDFC, till the subsequent allotment of the Contract and if the amount forfeited from the security deposit is insufficient to cover the loss, then the balance amount shall be recovered from any amounts due to the Contractor or if insufficient or absent, then by legal means including actions as per the provisions of the Kerala Revenue Recovery Act.

17. The Contractor shall intimate the names of persons to be employed by him for the operation and maintenance of the facility. The Contractor and its/his/her employees shall have to take all required precautions to see that none of their actions within the allotted premises shall amount to violation of terms and conditions of Contract, any rules and regulations or cause any nuisance or annoyance or inconvenience to others, passengers, functioning of KTDFC & KSRTC and their operations and general public.
18. The Contract will be issued for the operation of the Electrical & Allied works in the KSRTC Bus Terminal Complex at Angamaly, for a period of One Year.
19. The Contractor shall keep the space earmarked for Electrical & Allied works and premises clean at all times. The Contractor is prevented from keeping or storing in or upon the allotted space/premises, petrol or any other goods of combustible, hazardous or explosive nature or goods/items not permitted under law.
20. The Contractor shall not cause or permit to do any act, which in the opinion of KTDFC, would disfigure and/or damage the stability, life and strength of the building. Contractor shall always keep the exterior and the interiors in good and tenable condition and carry out necessary repairs and maintenance in time as may be directed by KTDFC.
21. The Contractor shall permit the Managing Director or any authorised officers of KTDFC to enter the premises and spaces and inspect the conditions thereto and do the necessary work and repairs at all reasonable times at the cost of the Contractor if the same are found to be done due to the acts or omission of the Contractor or his employees, personnels, etc. They shall not use prohibited items and shall always try to have Eco-friendly measures adopted for the upkeep of the space.

22. It is the responsibility of the Contractor to obtain required license or permission, if any, from the Local Self Governments concerned/ Government Agencies for the operation & maintenance of Electrical & Allied works, if required. KTDFC will not in any way be responsible, in case the Local Authority/Government Agencies do not permit the Contractor to operate the facility.
23. The Contractor shall abide by the Terms & Conditions of the Contract included in this tender and to be mutually agreed upon and the Contract agreement to be executed and rules in force. KTDFC shall at any time and from time to time be entitled to revise the terms and conditions and such revised terms and conditions shall always be construed as agreed to be accepted by the Contractor.
24. Notwithstanding any thing, if any, to the contrary contained in any other clauses, KTDFC shall have the right to terminate the Contract forthwith and to take back the Electrical & Allied works, if anything is done by the Contractor contrary to the conditions mentioned herein. In such cases, if the Contractor fails to handover the vacant possession voluntarily, KTDFC shall have the absolute right to take actions to evict the Contractor. Any loss, expense, damage, etc. if any caused in this regard or on account of the actions, inactions, breach, negligence, violations, etc. of the terms and conditions by the Contractor as the case may be, will be recovered from the amounts due to the Contractor if any, and if the same is not sufficient/ if there be no such amounts, the amount/balance amount will be recovered from the Contractor by taking legal actions including actions as per the provisions of the Kerala Revenue Recovery Act. Similarly if any loss, expense, damage, etc. is caused to KTDFC, on account of the actions, inaction, breach, negligence, violations, etc. of the Contractor or its/his/her

other employees, representatives, etc., as the case may be, of the terms and conditions of the Contract mentioned in this tender, Contract agreement to be executed, or such other directions to be issued by KTDFC from time to time or the rules applicable from time to time, the same will also be recovered from the Contractor (in addition to the termination of Contract) in the manner above mentioned. Similarly KTDFC shall also have the right to recover any other amounts found due from the Contractor by taking recourse to the procedure above mentioned.

25. Notwithstanding anything, if any, to the contrary contained in any other clauses, KTDFC also reserves the right to terminate the Contract and to take back the Electrical & Allied works, if the Contractor commits any negligence, inadequacy of performance, violations, inactions, breach of terms and conditions of the Contract, etc., or act detrimental to the interests of KTDFC in the opinion of KTDFC, or if it has been directed by the Government of Kerala to terminate the Contract at any time for any reasons whatsoever, by serving 45 days notice in writing, without payment of any compensation or damages. In such cases, the loss and damage caused to KTDFC, if any, will also be recovered from such terminated Contractor by taking recourse to the procedure earlier mentioned. The Contractor shall always be fully responsible for any loss, damage, expenses, if any, that may be caused to KTDFC due to any actions/failure in taking actions from the part of Contractor in accordance with the terms of Contract and such amounts shall also be recovered from the Contractor by taking recourse to the procedure earlier mentioned. Similarly if there occurs any damage to the fittings/structure/articles in the facility due to the acts/omission/negligence of the Contractor or his employees, the same shall also be recovered from the Contractor.

26. The breach/violation by the Tenderer/ Contractor of any of the conditions mentioned herein or prescribed by KTDFC from time to time will lead to the rejection of tender/termination of Contract as the case may be. KTDFC has undertaken the construction and operation of the KSRTC Bus Terminal Complex at Angamaly in the land owned by KSRTC, on BOT basis, on the basis of the orders issued by the Government of Kerala. As per the Government Orders, KTDFC shall operate the Project on BOT basis till the total project cost spent by KTDFC along with its applicable interest is realised fully from the Project and thereafter to hand over the Project to KSRTC. Hence, notwithstanding anything, if any, to the contrary contained in any other clauses, if it has been directed by the KSRTC, at the time of handing over of the Project to KSRTC on realisation of the entire project cost and applicable interest or on handing over of the Project by KTDFC to KSRTC on making any alternate arrangements for the realisation of the entire project cost and applicable interest from KSRTC by any other means, in case the Contract period is not completed at the time of such handing over, to terminate the Contract, KTDFC reserves its right to terminate the Contract by serving 45 days notice in writing, without payment of any compensation or damages. Within the said period of 45 days, the Contractor shall give vacant possession of the space to KTDFC in the same condition as it was handed over to it/his/her without any claim or excuse. If the Contractor fails to hand over the Electrical & Allied works voluntarily after directing so by KTDFC, KTDFC shall have the absolute right to take actions to evict the Contractor. The Contractor shall be responsible for any loss, expense, damage, etc., if any, that may be caused to KTDFC in this regard. However if the Contractor and KSRTC decide to continue the Contract on mutual consent, the Contractor can continue the Contract

subject to the transfer of responsibility of the Contractor for the further payments of the agreed amounts to KSRTC, strictly subject to the other conditions specified in this agreement. In such a scenario, the rights and responsibilities of KTDFC as the Licensor shall be transferred to KSRTC, as if the Contract has been granted by KSRTC.

27. Contractor shall be fully responsible for the life and security of persons including the public in the allotted Electrical & Allied works. The Contractor shall be responsible for the payment of compensation for any accidents, if any, that may occur in the earmarked space for Electrical and Allied operations. Similarly, in case of necessity of making payment of compensation under the Workmen Compensation Act or under any law to any personnel engaged by the Contractor, for any matters arising out of or in the course of employment under Contractor, the same shall be paid by the Contractor. KTDFC shall not have any responsibility in the above matters. If KTDFC has been directed by any authority to make any payment in the above matters, then such amount along with applicable interest shall be recovered by KTDFC from the Contractor.
28. If the Contractor fails to pay any charges to KTDFC by due dates, simple interest @ 12% per annum shall be payable on all delayed payments without prejudice to KTDFC's other rights and remedies.
29. The prospective tenderers can visit the project site during office hours after obtaining permission from the site office of KTDFC, if they desires so. Since this tender is invited on 'as is where is and whatever there is basis', it shall be the duty of the prospective tenderers to verify and ascertain the conditions of the Electrical & Allied works beforehand for which they intend to submit e-tender.
30. In the event of the demise of the tenderer after submission of the tender or

after the acceptance of his tender, KTDFC should deem such tender of contract as cancelled. In the event of the demise of a partner after submission of the tender or after the acceptance of his tender, in the case of partnership firms, KTDFC should deem such tender or contract as cancelled unless the firm retains its original character.

31. The Contract shall be valid for 12 months (Twelve months) from the date of execution of Agreement. On the expiration of the said term of the period of the Contract or its earlier termination thereof, as the case may be, the Contractor shall hand over vacant and peaceful possession of the Licenced space to KTDFC in the same condition in which the same was handed over to the Contractor subject to normal wear and tear. The Contractor's occupation of the Licenced space and its operation after such expiration or revocation will be deemed to be that of a trespasser.
32. All the times during the currency of the Contract agreement, it shall be the responsibility of the Contractor to obtain proper insurance coverage including theft and burglary in respect of all the movable and immovable assets stored or used in the licensed space and KTDFC shall not be responsible for any loss or damage caused to the Contractor on any account whatsoever.
33. The Contractor shall ensure that the persons employed by him are covered under the various statutes like ESI, EPF Acts and such other Rules and Regulations as may be applicable and shall accordingly make monthly contributions directly to the authorities for the salary of the persons employed by him. The Contractor shall submit receipts of the remittances of the above mentioned contributions to the Company in every month. If it be found that the Contractor has committed default or negligence in making prompt payments of the statutory contributions, taxes etc. company will



be entitled to deduct the same from any amounts that may be payable to the Contractor and to remit the same directly to the authorities concerned. There shall not be any employer - employee relationship between KTDFC and the persons engaged by the Contractor. If KTDFC sustain any losses, damages, etc. due to the default or negligence of the Contractor in making prompt payments of the statutory contributions, taxes, etc. company will also be entitled to recover the same along with applicable interest from the movable and immovable assets of the Contractor by taking appropriate legal actions including actions as per the provisions of the Kerala Revenue Recovery Act, 1968.

*(a) It shall be absolutely be the duty of the Contractor to ensure that the persons employed by him are doing their work with proper safety measures, which are to be provided by the Contractor.*

*(b) It shall be the duty of the Contractor to ensure that the persons employed by him are not under the influence of drink or drugs at the time of work and to ensure that the persons employed by him are obeying the orders given to them.*

- 34.** If the conduct, medical condition or cleanliness of any of the persons employed by the Contractor is found unsatisfactory, the Contractor shall replace 'such person' forthwith and all dues forward to the persons so replaced shall be paid immediately by the Contractor and he shall forward a copy of such settlement to the Company as proof.
- 35.** It shall be the responsibility of the Contractor to personally supervise the operation and maintenance of Electrical & Allied works and to keep under the safe custody of the materials/ equipments etc required for the execution of the said work.
- 36.** The Contractor shall also be responsible for the maintenance of the muster roll, wage register etc of the persons employed by him and shall produce the same to the Company as and when called for.

37. Personnel engaged on Operation and Maintenance of Electrical Systems and Electro Mechanical Equipments shall possess the minimum qualification and all Licenses and Registrations as per norms of Electrical Inspectorate and other Competent Authorities of the Government.
38. The Contractor shall not erect or display any notice, advertisement, signboards, etc. without obtaining the prior approval in writing from KTDFC.
39. The Contractor shall not unilaterally terminate the Contract before the expiry of the period of the Contract except by giving 60 days notice in writing as earlier mentioned. Otherwise the Contractor shall be liable to pay to KTDFC (without any demur or question) such amount of money as KTDFC may decide as damages to it by the Contractor.
40. For the purpose of tender, the interested parties can visit the Electrical and Allied works facility in the Angamaly Bus Terminal Complex during office hours after obtaining permission from KTDFC Angamaly site office, for analysing the area and location of the facilities.
41. In the event of any date(s) specified for opening of tenders being declared as a holiday for KTDFC, the due date(s) will be the following working day(s) without any change in time and place.
42. The words denoting one gender shall include other or both genders or firms or body corporates and singular shall include plural, wherever the context so requires/permits.
43. Disputes if any, arising out of and/or relating to this Tender shall be subject to the exclusive jurisdiction of Courts of competence in Thiruvananthapuram, Kerala.

Place: **Thiruvananthapuram**  
Date: **05.09.2024**

Sd/-  
**Principal Project Consultant**  
Kerala Transport Development Finance Corporation Ltd.

**THE GENERAL CONDITIONS FOR OPERATION & MAINTENANCE OF ELECTRICAL SYSTEM:**

**Objective of the work:**

- a) To undertake preventive maintenance of electrical and mechanical works required for the electrical systems of the Complex, and common areas (except the allotted rentable spaces).
- b) To provide uninterrupted electricity to the complex at all locations- Basement Floor, Ground Floor, First Floor to Fifth Floor and common areas.
- c) To maintain the details of electricity meters meant for **KTDFC**.
- d) To reduce electricity consumption and perform energy conservation.
- e) To undertake electrical repair and maintenance works with a view to maintain the whole exterior & interior in aesthetically, functionally and structurally good condition at all times.

**Site Inspection and proper understanding of work:**

Before quoting the work the existing service connections and installations should be understood by site inspection and if needed any further details can be availed from the Angamaly **KTDFC** Site office, on the present conditions of the system.

**Operation, Monitoring of Electrical and Electronic Systems:**

Operation and Co-ordination of periodic maintenance, day to day maintenance of Electrical Installations both HT/ LT, diesel generating sets, UPS and other installations and common area for each of the lessees who use the space on formal Contract agreement with **KTDFC** and the common area.

**HT Side**

- i. Operation of HT panel/ transformers, recording hourly reading, on HT side, Transformer parameters and recording the same in the log book.

- ii. Arranging periodic preventive maintenance of HT panel and Transformers through these authorised personnel, at regular intervals, co-ordinating break down maintenance with the supplier in the event of a break down and forwarding estimate recommendation for payment of work carried out.
- iii. As per circular No B1-17175/2004/86 CEI dtd 18-09-2004 required staff may be posted for High tension Installation with transformer capacity above 750 KVA-
- 1) A Degree holder in Electrical/Diploma holder with 3 years experience.
  - 2) One Diploma holder Electrical
  - 3) Minimum 3 Nos of electrician or more as per requirement of the system, having ITI/ITC certificate or holder of wire man permit issued by the Kerala State Electricity Licensing Board.

### **LT Side**

#### **(a) EB Main Panel**

- Recording current/ voltage reading on hourly basis in the Log Book, operation of the incomer and outgoing feeder as required. Overall assessment of the healthiness of system by constantly observing for any abnormal operation, temperature rise etc.
- Cleaning the MV panel on regular interval and verification of electrical contacts for its proper tightness and alignment.

#### **(b) Generator Main Panel**

- Recording ammeter/ voltmeter/ frequency meter readings while the generator is running and entering the same in the log sheet. Operation of incomer and out going feeder as required and overall assessment of the equipment by abnormal operation or temperature rise during running.
- Checking the battery charger battery daily, switching to auto/ manual

mode as required and maintaining the record.

- Cleaning the MV panel on regular interval and verification of electrical contacts for its proper tightness and alignment.
- Annual Maintenance Contract of Transformer and Generator vests with **KTDFC**.

**(c) Sub Panel/ Metering/ Auto Power Factor Panel etc.**

- Regular monitoring of all medium voltage panels for tripping, abnormal operation temperature rise etc. and carry out necessary maintenance work.

**(d) Load Bank Vertical Dbs/ DBs**

- Periodic checking to ensure proper connection of incoming/ outgoing cables.
- Replacement of defective components such as MCBs, ELCBs, Switches etc.
- Prepare estimate and specification for the items for replacement and ensure timely replacement through follow up with the clients/ users with quality spares.

**(e) Earthing/ Lightning Protection Systems**

- Ensuring that the ring system of earthing is proper, checking the earth pit joints and watering the earth pit etc.

**(f) Diesel Generator**

- Recording diesel level, lubrication system, battery and battery charger, water level etc. on daily basis and recording the same in log book.

**(g) Lighting**

- Ensuring proper illumination by maintaining the various lamp fittings in common area and yard of the Complex including the responsibility of replacing the fused lamps vests with the Annual Maintenance Contract.

**(h) Temporary Connection/ Billing**

- Helping for sanction by KSEB for providing temporary connection for construction works and supporting new tenants for obtaining KSEB permanent connection.
- Verification of KSEB energy bills and recommending the same for payment.

**THE GENERAL CONDITIONS FOR OPERATION OF LIFTS:**

- One lift should be operated round the clock. All other lifts should be operated from 08:00 am onwards in two shifts, as per requirement/ direction of **KTDFC**.
- Responsibility of attending break down of lifts immediately vests with the Contractor. Report defects if any, then and there to the Annual Maintenance Contractor for the lifts separately engaged by **KTDFC** and ensure that the rectification is carried out within 6 hours of break down.
- The Contractor should check all the lifts every day for verifying the operation.
- Entry to the lifts is to be restricted for persons connected with various business/ transactions/ customers in any of the establishments in the Complex including the Multiplex Theatre.
- Care should be taken not to overload the lift at all times including busy hours.
- During cases of supply failure or due to any other defect if the lift is stopped at intermediate place the Contractor should immediately go to the machine room and release the lift as directed by the Johnson Lifts Pvt Ltd and release the person by manually opening the door.
- The required Maintenance Registers are to be kept and all the maintenance done are to be recorded properly.

- Annual Maintenance Contract of Lifts will be given by **KTDFC** from time to time separately.

**THE GENERAL CONDITIONS FOR OPERATION AND UPKEEPING OF FIRE FIGHTING SYSTEM:**

- Check all smoke detectors in the complex periodically.
- Fire fighting system should be kept in working condition at all times.
- The personnel manning the firefighting section should be conversant with firefighting methods and competent to handle the equipments.
- A mock drill of the firefighting system should be conducted once in every six months.
- It should be ensured that all the tenants are conversant with the operation of the equipments.
- Smoking should be strictly prohibited in the building and the premises.
- Annual Maintenance Contract of Fire fighting system will be given by **KTDFC** from time to time separately.

**THE GENERAL CONDITIONS FOR OPERATION & MAINTENANCE OF PUMPS, STP, WATER LINES, DRAINAGE LINES ETC:**

- Pumping from low level tank to overhead tank.
- Rain water harvesting during rainy season and monitoring water level.
- Waste water pumping as per requirement.
- Check leakages in water tap, drainage system etc. and co-ordinate necessary maintenance work. Any complaint should be rectified immediately.
- Operation and Maintenance of Sewage Treatment Plant.
- Atleast one person should be available round the clock.
- Full time operation of the STP plant for one year including keeping log book and connected records so as to ensure the required level of treatment as per

KSPCB Norms including adding chemicals for the day to day operation.

- Work should be handled by experienced and qualified personnel for STP.
- Contractor will be responsible for the quality of workmanship of the STP.
- Contractor shall ensure that no damage is caused to existing structure or person or properties of other parties working at site of the STP.
- Contractor shall furnish documents showing experience in operating STP.
- Contractor shall submit waste water analysis report in every quarter from KSPCB, Regional laboratory or KSPCB approved water testing laboratories for STP.
- Contractor shall clean the collection well once in three months

**THE GENERAL CONDITIONS FOR MAINTENANCE OF TOWER CLOCK :**

- All the four clocks should show identical time [IST].
- It should show exact time at all times.
- Repairs if required and maintenance at periodical intervals should be done without delay.

Place: **Thiruvananthapuram**  
Date: **05.09.2024**

Sd/-  
**Principal Project Consultant**  
Kerala Transport Development Finance Corporation Ltd.



## **DECLARATION**

I/We hereby solemnly declare that all the information given by me/ us in the e-tender are true and correct. I/We have read and understood the terms and conditions for granting the Contract of Electrical & Allied works in the KSRTC Bus Terminal Complex, Angamaly and accepted all terms & conditions in the tender document. In the event of acceptance of this tender, I/We agree to observe and be bound by the terms and conditions mentioned in this tender document set and attached documents which is subject to such modifications from time to time as deemed necessary by KTDFC and the same shall always be construed as agreed to be complied by me/us. I/We also agree that my/our offer/bid in the tender process will remain firm and valid for acceptance till Six (6) months from the date of opening of tender and that my/our offer cannot be withdrawn before the firm period is over. I/We agree that in case of withdrawal of my/our offer before the end of the firm period, the same will attract the risk of the EMD being forfeited to the Corporation.

**LIST OF DOCUMENTS TO BE UPLOADED.**

1. Financial Bid (BOQ).
2. Address Proof.
3. PAN Card.
4. Aadhaar/ Voter ID/ GST registration (which ever are available/ applicable).
5. Certificate of incorporation/ registration documents, etc, if the bidder is a Company/Firm.
6. Such other supporting documents as required in the tender.

Place: **Thiruvananthapuram**  
Date: **05.09.2024**

Sd/-  
**Principal Project Consultant**  
Kerala Transport Development Finance Corporation Ltd