

TENDER DOCUMENT
AIR CONDITIONING WORKS IN EXISTING PREMISES OF
INDIAN BANK LARGE CORPORATE BRANCH & NARIMAN POINT
BRANCH

PART II – FINANCIAL BID

Ref:No : ZO MUMBAI SOUTH : PRM : 2026-27 : 01
Date : 12/05/2026

Last date for submission of Bid	26/05/2026 upto 17:00 HRS at Indian Bank, Zonal Office, Premises Department, 2nd Floor, 37, Mumbai Samachar Marg, Fort, Mumbai – 400001
Date of Opening of Technical Bid	26/05/2026 upto 17:30 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

BILL OF QUANTITIES

AIR CONDITIONING WORKS IN EXISTING PREMISES OF LCB MUMBAI & NARIMAN POINT 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 (EXCLU SIVE OF GST) Rs.	AMOUNT (EXCLUSIVE OF GST) Rs.
A	SUPPLY OF AC MACHINES				
1	Supply and providing 5 Nos 8.5 TR capacity ducted Air Cooled package air conditioners having copper condenser coil, fixed speed Hermetically sealed scroll compressor suitable for operation on 415 Volts, 50HZ AC supply operating on environment friendly refrigerant R410a along with all accessories (APPROVED BRAND : Blue Star / Daikin / Hitachi / Voltas)				
	8.5 Tr– Air Cooled Package Air Conditioners	No	5		
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 charges for package AC	No	5		
2	Providing, supplying, installation and commissioning of extra hard copper refrigerant piping 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	25		
3	Providing, Supplying and laying of Extra Electrical interconnecting control cables from indoor to outdoor of size as Suitable IS/BIS standard Cable of 6C 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 package AC.	Meter	35		



4	Providing, supplying, laying and commissioning of PVC Drain Water Pipe of required dia from indoor unit to the proper drain inside or outside the premises as directed by the Architect including fitting, accessories, bends, elbows, supports on wall / ceiling, making holes in wall, filling the same, etc complete	Meter	20			
5	Modification to MS Outdoor Stand with necessary material including painting etc. complete.	No	5			
6	Making GI Duct Modification For AC Mouth Connection	No	5			
7	Removing old canvass connection and making new Canvas Connection as per machine requirement.	No	5			
8	Existing Copper pipe Nitrogen Flushing, & Leak Testing Charges	No	5			
9	Loading, Unloading & Transportation Charges of the new Package ACs	LS	1			
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 (EXCLUSIVE OF GST) Rs.	AMOUNT (EXCLUSIVE 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 5 Nos 8.75 Tr Ductable AC (Indoor & Outdoor Only including dismantling, transportation and removal of same from the existing place on “as is where is basis” excluding copper pipe, electrical cable, etc	NO	5			
E	GRAND TOTAL AFTER BUY BACK E = Total Amount for Supply of Machines & Ancillary Works inclusive of GST (ZC) – Buy Back (D)					



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)