



TENDER DOCUMENT
AIR CONDITIONING WORKS IN EXISTING PREMISES OF
INDIAN BANK MUMBAI FORT BRANCH, SIR PM ROAD, FORT, MUMBAI

PART II – FINANCIAL BID

Ref:No : ZO MUM(S) : PRM : 2025-26 : 14
Date : 07/02/2026

Last date for submission of Bid	23/02/2026 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	23/02/2026 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 INDIAN BANK MUMBAI FORT BRANCH, SIR PM ROAD, FORT, MUMBAI

1	All items of work under this Contract shall be executed strictly to fulfil 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 labour.
	c) Loading, transporting, unloading, handling/double handling, hoisting to all levels, setting, fitting and fixing in position, protecting, disposal of debris and all other labour 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 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)				
	8.5 Tr - Ceiling Suspended Single Circuit Ductable AC	No	1		
	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 of Ductable ACs of following capacities -				
1.1	8.5 TR	No	1		
1.2	11 TR	No	2		
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	Rft	165		

	pipng work should be done on the surface only after consultation and approval by Bank's Engineer				
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 4 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.	Rft	125		
4	Providing, supplying, laying and commissioning of UPVC 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. The drain pipe is to be fully properly insulated with 9mm / 10 mm thick nitrile rubber insulation class-O	Rft.	100		
5	Supply and Installation of Outdoor stand for Ductable AC	No	3		
6	Nitrogen flushing leak testing vacuuming & refrigerant gas charging	Job	1		
7	Supply, Installation, Testing and Commissioning of Collar Dampers to regulate, balance and control airflow.	Sq.ft	21		
8	Acoustic Insulation – 9mm Armasound	Sq.ft	120		
9	Supply, Installation, Round type ducting with supports, 6mm thick gasket with flange, joints, duct sealant (to be applied in all corners & joints), nuts, bolts, threaded rods weld to channel and rail supports as per the specifications 24 Gauge GI Ducting. This includes cleaning of existing duct.	Sq.ft	1150		
10	Supply, Installation, testing and commissioning of Alumnum powder coated linear grill including necessary supports, fasteners, nuts, bolts, washers, jointing, etc	Sq.ft	85		
11	Supply and Installation of Closed Cell Nitrile Rubber 9mm insulation	Sq.ft	1300		
12	Canvas Connection	Nos	3		
13	Loading, Unloading & Transportation Charges of the new Ductable 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			

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)