

SCOPE OF WORK.

(1). KVAOA (Phase -II) intends to take up the improvement works of its common properties such as outer surfaces, ceilings, walls and columns of stilt floors & lobbies of rest four floors, Stair cases, utility shafts, chajjas, parapet walls of 15 building blocks five storied apartments ground being the stilt floor, external boundary walls, Boundary walls of gardens, median curbs, plantation troughs beside the boundary walls, and pump house. Out of these 15 building blocks, seven blocks are B -type flats, four blocks are C – type flats and four blocks are D-type flats. Paints of reputed brands must be used.

(2). Prior to taking up the painting works the agency has to take thorough survey of all common properties of KVAOA (Phase -II) to find out all damages or cracks or weak spots seen in above properties which are to be repaired as per requirements.

(3) Scrubbing, Clearing, cleaning of moss, herbs (if any), loose plasters, concretes, or mortar joints have to be taken up and appropriate treatment through remedial measures be carried out by application of plaster or micro concrete, shotcreting, epoxy coating or putty etc. mixed with appropriate ingredients to hold fast the old concrete and protect the external layer of new concrete. Filling the cast Iron pipe down comers joints with grouting material.

(4). Fixing of flexible pipe to drain out AC water. (Required flexible pipe and clamps are to be supplied by the owner.)

(5). Making the surface as original where AC's outdoor unit was removed

(6). Ceiling and external wall plaster with special cement additive where the concrete cover have been peeled off and the reinforcing bars are exposed or cracks are formed; such loose concretes/plasters are required to be removed if required and made good by concreting, epoxy coating or through such adhesive materials to hold old and new concrete adopting latest technology and materials.

(7). Cleaning of glasses in window and balcony are to be done where ever it is found after painting.

(8). The scope of work shall be as detailed above. The work shall be carried out as per direction of KVAOA Phase-II, subject to special conditions of contract given above. Repair renovation and adequate rectification of peripheral boundary wall may be taken up first.

(9). **QUANTITY VARIATION :-** The quantity quoted in price bid is approximate with a view to help the prospective bidders. The bidders are advised to visit the site and take the measurements themselves before submitting the bid. The quantity quoted by the bidder will be treated as final and no variation will be allowed.

(10). **CONTRACT PERIOD :-** The quality of work output and time of completion is the essence of the contract. The contract Period for this work shall be **THREE MONTHS effective from date of award of contract.** Time period of completion of each Block may be decided jointly by KVAOA and the contractor, which shall be adhered to by the successful bidder.

(11). **DEFECT & LIABILITY PERIOD (DLP):-** The defect liability period shall be reckoned from the actual completion date of the entire work and shall be for period of 10 years.

(12). A sum of 5% of the accepted value of the tender or actual value of the work done whichever is higher for contracts shall be deducted from the running bill and kept as security deposit with the society until the expiry of defect liability period.

(13). Alternatively, the party must submit performance Bank Guarantee (PBG) of equal value of security deposit within a Period of 15 days from the date of issue of work order.

(14). The security deposit /**PBG** will be released after successful completion of the defect liability period on certification of KVAOA.

(15). **PAYMENT TERMS:-** Payment will be as follows: -

Case-I : (With materials)

- (a). On purchase and storing of the materials at the site 70% of the cost of material will be paid.
- (b). 60% of the labor cost on completion of civil repairs and application of primer on running bill.
- (c). 60% of the labor cost as per running bill on satisfactory completion of two coats paint .

Case-II: (Without Material)

- (b). 60% of the labor cost on completion of civil repairs and application of primer on running bill.
- (c). 60% of the labor cost as per running bill on satisfactory completion of two coats paint .

(16). Payment shall be made on actual work done and after completion of each Block/No of Blocks duly certified by the representative of KVAOA.

(17). The Party shall submit the Bills in duplicate in KVAOA office, for further verification and scrutiny.

(18). The final Bill shall be submitted by the contractor within one month of the completion of work otherwise the contract may be closed ex-party on the basis of KVAOA certificate and the amount payable or recoverable as certified by KVAOA taking all recoveries in to account shall be final and binding on the contractor.

(19). **TAXES & DUTIES:**

The contractor is required to get themselves registered under the GST Act with appropriate Range Office in the State and submit documentary evidence, failing which their claim for GST from SOCIETY will not be entertained. It shall also be the responsibility of the contractor to deposit all taxes pertaining to this contract to the appropriate Authority. The party also required to submit a copy of deposit of all taxes to KVAOA along with the final bill before payment of the bill by KVAOA, Ph-II.

(20). The contractor has to make his own arrangement for supply of paint materials, consumables and tools etc in connection with the work for which no extra payment will be made in case the contract is awarded with material. In case the contract is awarded without material, material will be supplied by the Society. In both the cases KVAOA will provide storage facility, electric power and water as and when required free of cost.

(21). Whenever the party enters the security gate he must provide a copy of the materials at the gate. While exiting the campus with any material he must show the pass for the material taken out.

(22). **Supervision:** Proper supervision must be done by the Paint manufacturer as well as the contractor as the case maybe. Also, access must be given to KVAOA authorized members for supervision.

(23). **Execution of Agreement:** The contractor shall have to execute an agreement in Rs. 50/- stamp paper with KVAOA as soon as getting the work order along with earnest money of 1%. In case the work is stopped for any reason attributable to the contractor the earnest money will be forfeited.

(24). The contractor has to remove all generated scraps/debris on daily basis and dispose it at any designated place.

(25). **Safety:** The contractor has to adhere all local laws governing employment of workers in high rise structures and held responsible for their safety. Precautions must be taken for damage to window glasses, electric cables, drainage line and A.C fittings etc. The contractor should provide personal protective equipment (PPE) to the workers and staff engaged by them.

(26). Payment to the workers as per the prevailing rate prescribed by the Central / State Government.

(27). In case the contractor fails to complete the work within the stipulated period and the grace period of one month or as decided by the KVAOA , he is liable to pay 1% of the contract value per week of contract delay subject to maximum of 10% of the contract value unless otherwise decided. The delay due to act of God can be condoned, if proved.

(28). **Jurisdiction of Courts:** In case of any dispute or differences what so ever , the court jurisdiction will be Bhubaneswar.

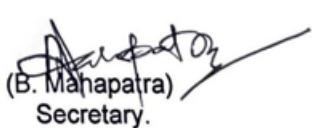
(29). **Termination of work:** KVAOA reserves the right to terminate the contract with a short notice at any point of time for unsatisfactory work, delay in executing the work , required quality or any other reason as decided by KVAOA.

(30). **Submission of Bid:** The Bid should be submitted in two parts separately for **Price bid** and **Technical bid** in sealed covers mentioning on the top of the envelope **Price bid or Technical Bid**.

(31). The rates to be quoted both in figure and word. In case there is discrepancy the lowest one will be considered.

(32). The vendors or their representative may remain present at the time of opening the tender. If necessary, terms and conditions negotiable.

The above mentioned, terms and conditions from Sl. No 1 to 32 are accepted.



(B. Mahapatra)
Secretary.

Signature of the Contractor/ Vendor.

**O/o KVAOA (Phase - II) [Kendriya Vihar Apartment Owner's Association (Phase-II)]
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