



NIT No. NIBMG/BIO-INCUBATOR/2026-27/022

Date : 14/08/2026

Notice Inviting Tender
(Two Bid System)

**Establishment of Bio-Incubation Facility
On Genomics, Data Science & Precision
Biotherapeutics**

ब्रिक-राष्ट्रीय जैव चिकित्सा जीनोमिक्स संस्थान कल्याणी-741251, भारत
BRIC-National Institute of Biomedical Genomics Kalyani-741251, INDIA

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वेबसाइट /Website: www.nibmg.ac.in

BRIC - NATIONAL INSTITUTE OF BIOMEDICAL GENOMICS

(An autonomous institute under the Department of Biotechnology, Govt. of India)

P.O. N.S.S., Kalyani, Nadia - 741251, West Bengal, INDIA

Brief Description / Nature of Work: Design, Supply, Installation & Commissioning of Laboratory Infrastructure, Modular Lab Furniture and **Turnkey** Interior / MEP Works for the BIO-INCUBATION FACILITY on Genomics, Data Science & Precision Biotherapeutics

Estimated Cost of the project : 5 Cr (Inclusive all taxes and duties)

Important Dates:

Bidding step	Date
Published Date	<u>14/08/2026 [06:00 PM]</u>
Bid Document Download	<u>15/08/2026 [09:00 AM]</u>
Clarification Start Date	<u>15/08/2026 [09:00 AM]</u>
Clarification End Date	<u>28/08/2026 [03:00 PM]</u>
Bid Submission Start Date	<u>15/08/2026 [09:00 AM]</u>
Bid Closing Date	<u>04/09/2026 [03:00 PM]</u>
Bid Opening Date	<u>05/09/2026 [04:00 PM]</u>

Selected vendors for tender submission:

[As per open EoI, Ref No. Tender ID : 2026_NIBMG_837941_1, Tender Ref. No. : NIBMG/2026-27/009, dated 13.05.2026 and subsequent presentation dated:18.06.2026 & 19.06.2026]

<u>Sl. No.</u>	<u>Name of the Selected vendor</u>
1	NBCC (India) Limited
2	Consarc Projects Pvt. Ltd.

Part – I
Overall Bidding Scope and Instruction

A. INSTRUCTIONS TO BIDDERS:

Participation :

- I. Only above selected vendors can participate .
- II. Only Direct participation of aforementioned OEMs is allowed. Authorized vendor/ Joint venture / partnership / subsidiary firm of the above are NOT eligible to participate.

S/N	Name of the Item(s)/ Equipment/Goods	Quantity	EMD amount in INR (refundable)	Bid Type
1	Design, Supply, Installation & Commissioning of Laboratory Infrastructure, Modular Lab Furniture and Turnkey Interior / MEP Works for the BIO- INCUBATION FACILITY on Genomics, Data Science & Precision Biotherapeutics	1	INR 10,00,000.00 (Ten Lakh Only)	TWO BID

B. GUIDELINES FOR ONLINE BID SUBMISSION: -

- (i) The tender form/bid documents can be downloaded from the E-tender Portal (URL: <https://eprocure.gov.in/epublish/app>)
- (ii) The process of evaluation will be done through a Two Bid System. Both the Technical Bid and the Price bid must be submitted simultaneously to the email address **bioincubator@nibmg.ac.in** . The Technical Bid should not be password protected. The Price Bid should be submitted in a **password-protected** document. The bidders who are technically qualified will be subsequently requested to submit their password, at a later date, on another email which will be notified later. **Under no circumstances shall the price be mentioned or disclosed in the Technical Bid. Any inclusion of price details in the Technical Bid may render the bid liable for rejection.** Not following the above process, will render the bid as unresponsive and result in disqualification of the bid and the EMD may be forfeited under the said circumstances.

- (iii) Manual/Offline bid **shall not be accepted** under any circumstances.
- (iv) Any Amendment/Corrigendum for this tender document will be hosted in NIBMG Website (www.nibmg.ac.in) and in the E-tender Portal <https://eprocure.gov.in/epublish/app> only and no separate Press Notification will be issued. Bidders are advised to visit our website regularly to know such details.
- (v) In the event of the date specified for bid opening being declared as a closed holiday for NIBMG the due date for opening of bids will be the following working day / or based on the revised date as per notification,
- (vi) Interested Bidders may visit site on any working day between 10:00 am to 04:00 pm on or before the bid closing date.
- (vii) **MSME Guidelines for EMD/Tender Fees Exemption:** As per Government of India rules and terms and conditions circulated from time-to-time.

Address for communication:

To
The Director
National Institute of Biomedical
Genomics
PO N S S, Kalyani, West Bengal
India, PIN 741251
Email: bioincubator@nibmg.ac.in

(v) EMD/Bid Security: - Earnest Money Deposit (EMD)/ Bid Security (BS) mentioned above must be Earnest Money will be accepted in e payment mode only. Kindly visit the following link or you may scan the QR using google scan to get the link for making EMD Payment.



<https://www.onlinesbi.sbi/sbicollect/icollecthome.htm?corpID=5998430>

A copy of the transaction advice of EMD/BS should be submitted along with the technical bid while submitting the tenders. EMD submission in any other form than the ones mentioned above will not be accepted and the bid will be rendered unresponsive. Hence, it

will not qualify. (For further details regarding Bid Security/EMD, please refer to the Tender paper). If the successful bidder does not abide by the conditions of the tender, the EMD may be forfeited.

(vi) The changes, if any, made in the Tender Document would be treated as amendment to the Tender Document and the same would be hosted on E-tender Portal (URL: <https://eprocure.gov.in/epublish/app>) and NIBMG website (www.nibmg.ac.in) as Corrigendum to enable all the biddersto take note of the amendments. Specifications & terms and conditions finalized would not be changed further and would be basis of evaluation and consequently there shall be no occasionfor revision of technical or price bid.

(vii) All queries sent to the bidders need to be answered within a 48 hour window from the receipt of the email.

(viii) The name of the technically qualified Vendor(s)/Bidder(s) as well as the names of the unqualified Vendor(s)/Bidder(s) will be conveyed through email and published on the Institute website. A 48 hour window will be available for the technically disqualified vendors to appeal against technical disqualification (if any). The appeal has to be sent to the same email address.

C. WORK SCHEDULE: - The supply, installation, commissioning, certification , training and demonstration shall be completed at our site within **120 days** from the date of issue of work Order.

D. TERMS OF PAYMENT:

- a. Seventy five percent (75%) payment will be released on pro-rata basis/ running bill basis based on the invoice (i.e. @75% cost of the BOQ items) for the materials delivered at site in good physical condition.
- b. Balance fifteen percent (15%) payment will be released against successful installation, Training, commissioning of the items and submission of operation/user's manual, and guarantee/warranty cards.
- c. Balance 10 percent (10%) payment as final payment will be released against after handing over and taking over (HOTO).
- d. Maximum 3 (Three) RA bill and 1 (one) final payment will be allowed by NIBMG.

Advance payment, if any demanded by firms against this turn-key contracts: Such advance payments should not exceed the following limits:

- (i) Thirty percent (30%) of the contract value to private firms on submission of Bank Guarantee, the value of which will be 40% of the order value,

valid for 01 (one) year, from a Scheduled Bank.

- (ii) Forty percent (40%) of the contract value to a State or Central Government agency or a Public Sector Undertaking on submission of Bank Guarantee, the value of which will be 50% of the order value, valid for 01 (one) year, from a Scheduled Bank

Balance payment will be released after successful installation, demonstration, commissioning acceptable to NIBMG, Kalyani in approximately 30 working days upon submission of claim supported by the acceptance certificate issued by the Purchaser. However, in case of advance payment if the bidder fails to fulfil the contract within the time limit, then NIBMG may recover the advance amount with an interest according to the prevailing cash-credit rate of SBI from the bidder.

Other Terms & Condition

Security Deposit will be deducted @ 5% (Five) percent of the Bill value from each bill and the same will be released after satisfactory completion of Defect Liability Period (DLP). No interest will be paid on security deposit.

Performance Bank Guarantee issued by any Scheduled bank of Kolkata amounting to 5 % (Five) percent (as per Govt. guidelines) of the Contract value is to be submitted within 10 (Ten) days in terms of Bank Guarantee from the issue of the Work order and will remain valid up to 1 (One) year plus 60 (Sixty) days after successful completion Defect Liability Period.

E) DOCUMENTS COMPRISING THE BID:

Both the Technical Bid and the Price bid must be submitted simultaneously to the email address **bioincubator@nibmg.ac.in**

A) Part A: Technical Bid

The Technical Unpriced Bid prepared by the Bidder shall include the following documents. The following documents should be scanned and sent in PDF format to the aforementioned email address.

- a) Bid Letter
- b) Detailed technical Drawing and layout plan of the different component of the project As per Technical specification of PART -II,
- c) Technical Bid with all details of quantity, details of measurements, make brand [As per Annexure - B].
- d) Technical Bid Compliance Sheet project

- e) Service Support Details Form
- f) Warranty Compliance Undertaking
- g) Bidders Undertaking to provide necessary warranty and real-time support as per Technical Specifications provided below
- h) Work Schedule
- i) Employee/ Technical staff undertaking.
- j) Deviations, if any, should be indicated in a separate column in the Compliance Document

B. Part B: Establishment's Commercial Pack

- a) EMD / BID Security as mentioned in the Tender.
- b) Undertaking to submit Performance Bank Guarantee
- c) Fall Clause Undertaking / Delisting Declaration
- d) Declaration- General
- e) Financial Statement [Balance sheet and P & L] of the Manufacturer/Bidder for the last three financial years
- f) Copy of valid trade license.
- g) Copy of GST registration certificate.
- h) Copy of PAN of the firm.
- i) ITR for last 3 years along -with audited accounts / Certificate from the Chartered Accountant.
- j) Copy of MSME certificate if any

IF bidder/OEM is found to have filed for bankruptcy or financial statement/ shows negative balance, the bid shall be deemed unresponsive, hence, disqualified.

E. Part C: BoQ Pack for pricing/ Financial Bid

The Price/ Financial Bid as per submitted BoQ format in password protected .pdf document to the aforementioned email address simultaneously while submitting the Bids.

TENDER DOCUMENT & BILL OF QUANTITIES

**Design, Supply, Installation & Commissioning of Laboratory Infrastructure,
Modular Lab Furniture and Turnkey Interior / MEP Works for the
BIO-INCUBATION FACILITY on Genomics, Data Science & Precision
Biotherapeutics**

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1. Notice Inviting Tender & Basic Details

Modelled on the NIBMG Expression of Interest (EOI No. NIBMG/2026-27/009) and structured on the pattern of a Government-of-India laboratory-infrastructure tender (GeM / CPPP), this document sets out the technical specifications, room-wise schedule and Bill of Quantities for the turnkey establishment of the Bio-Incubation Facility.

Tender Reference	NIBMG/2026-27/009
Tendering Authority	The Director, BRIC-NIBMG, Kalyani
Work Description	Establishment of Bio-Incubation Facility on Genomics, Data Science & Precision Biotherapeutics — design, civil / interior, modular lab furniture and MEP on a turnkey basis
Tender Category / Type	Works — Two-stage tender (following EOI empanelment on CPPP)
Period of Work	120 days
Bid Validity	180 days

Note: All prospective bidders must inspect the 4th-floor site by prior appointment (bioincubator@nibmg.ac.in). Only agencies short-listed through the EOI will be invited to the two-stage tender on the CPPP portal. MSME / Startup rules apply.

2. Introduction, Objectives & Scope of Work

2.1 Introduction

BRIC-National Institute of Biomedical Genomics (NIBMG), Kalyani — an autonomous institution under the Department of Biotechnology, Government of India — proposes to establish a world-class bio-incubation facility on its 4th floor to support startups and innovators in genomics, data science and precision biotherapeutics. The selected agency shall be responsible for the structural establishment and infrastructure development of the facility on a turnkey basis, compliant with national and international laboratory standards.

2.2 Objectives

- To establish a world-class incubation centre in genomics, data science and precision biotherapeutics on the 4th floor of NIBMG.
- To support startups and innovators through ready-to-use molecular-biology and computational laboratory modules with founders' cabins.
- To promote interdisciplinary research, industry collaboration, technology transfer and commercialisation.
- To strengthen capacity building and skill development in the said emerging domains.

2.3 Scope of Work

The scope covers architectural planning and design of approximately 8550 sq ft of incubation space, and turnkey execution comprising:

- Civil construction & interior development of laboratories, modular partitions, office spaces, cafeteria / breakout and reception areas.
- Fabrication and supply of modular labs for experimental (molecular biology) and computational (data-science) activities and shared facilities.
- Modular, movable and foldable partition systems permitting reconfiguration of incubation modules.
- Electrical works including tie-in to HT/LT and DG back-up, clean power (UPS) and power management through dedicated channels.
- HVAC systems suitable for a laboratory environment; fume-hood / biosafety exhaust.
- Fire-safety systems and statutory compliance; plumbing, lab water and safety fixtures (eyewash / safety shower).
- IT infrastructure, structured network cabling and I/O points, telephone system, access-control and CCTV surveillance.
- Development of artwork, wall graphics and branding; false ceiling, blinds, glass-films, painting and finishing.
- Ensuring compliance with biosafety, environmental and regulatory norms; testing, commissioning and handover of a fully functional facility.

3. Facility Area Statement & Space Programme

3.1 Laboratory Modules (Lab 1–10) & Others

Location	AREA Sqft
Lab No. '01	922.13
Lab No. '02	602.88
Lab No. '03	480.86
Lab No. '04	483.55
Lab No. '05	504.86
Lab No. '06	400.38
PASSAGE	116.10
Lab No. '07	495.82
Lab No. '08	221.33
Lab No. '09	200.57
Lab No. '10	225.42
ADMIN	809.58
Breakout	323.98
Common Passage	1980.49
SHARED LAB	765.47



4. Design Philosophy & Look-and-Feel

The facility shall project a modern, branded bio-incubator identity while meeting laboratory functional and safety norms. The signature palette is a bold yellow with black worktops and stainless-steel service elements against neutral walls, giving each module a consistent, energising and easily maintained appearance.

4.1 Signature material & colour scheme

- **Worktops:** black epoxy-resin / granite (chemical, heat and scratch resistant).
- **Cabinet carcass & shutters:** signature yellow laminate / epoxy powder-coating with black skirting and accent edges.
- **Overhead units:** glass-shutter wall cabinets with LED under-lighting.
- **Service elements:** stainless-steel reagent shelves, service spines and sinks; plug-and-play ceiling service tiles.
- **Finishes:** durable, chemical-resistant, easy-to-clean surfaces; ergonomic and modular; optimised lab workflow.

4.2 Workstation typologies (Suggested)

Four workstation typologies (per the reference designs) shall be deployed as appropriate to each module: the Central Island Workstation and Wall-Bench Workstation for molecular-biology labs; the Data-Analysis Workstation for the digital / computational labs; and the PCR / Clean Workstation for amplification and clean work.

BIOINCUBATION FACILITY – WORKSTATION DESIGNS



Workstation designs — Central Island, Wall Bench, Data Analysis and PCR / Clean workstations

BIOINCUBATION FACILITY – FURNITURE & EQUIPMENT

LAB TABLES				WORKSTATIONS							
											
Reagent Preparation Table	Equipment Table	Heavy Duty Table	Mobile Table / Trolley	Central Island Workstation	Wall Bench Workstation	Data Analysis Workstation	PCR / Clean Workstation				
STORAGE FURNITURE				SINKS AND PLUMBING		REAGENT RACK / SHELVING		LAB REFRIGERATOR		CPU HOLDER	
											
Tall Storage Cabinet	Wall Mounted Cabinet	Base Cabinet	Drawer Unit	Double Bowl Sink	Open Shelving Rack	Reagent Rack / Shelving	Lab Refrigerator Stand	CPU Holder			
MOVABLE FURNITURES				SPECIALIZED LAB FURNITURES							
											
Mobile Drawer Cabinet	Instrument Trolley	Sample Transport Cart	Peg Board Drying Rack	Biosafety Cabinet (Class II)	Laminar Air Flow Unit	Fume Hood	Open Shelving Rack	Reagent Storage Cabinet			

-  DURABLE & ROBUST CONSTRUCTION
-  CHEMICAL RESISTANT SURFACES
-  EASY TO CLEAN & MAINTAIN
-  ERGONOMIC & FUNCTIONAL DESIGN
-  MOBILITY & MODULAR FLEXIBILITY
-  OPTIMAL LAB WORKFLOW

Furniture & equipment family — lab tables, workstations, storage, sinks, movable and specialised lab furniture

5. Technical Specifications — Scope of Supply

Details as per BOQ

6. Room-wise Furniture & Fixture Schedule

Indicative furniture and seating counts per module, derived from the design-team schedule. Bench / worktop modules serve as the primary work surfaces; workstations serve computational and write-up positions; seating is matched to work positions. (This schedule is presented in landscape for legibility.)

Location	AREA Sqft	FOUNDER CABIN Furniture Set	Sn.Cubicle Furniture Set	EXECUTIVE TABLE Set	LAB WORK TABLE	Founder Chair	Sn Cubicle Chair	Round Stool	Executive Chair	Conferenc e Chairs	Waiting Chairs	2 Seater Sofa	Customise d Admin Furnitures SET
Lab No. '01	922.13	1.00	2	9	10	1	2	5					
Lab No. '02	602.88	1.00	1	7	7	1	1	5					
Lab No. '03	480.86	1.00	1	3	4	1	1	2					
Lab No. '04	483.55		1	10	6		1	5					
Lab No. '05	504.86		1	8	6		1	4					
Lab No. '06	400.38			8	4			4					
PASSAGE	116.10												
Lab No. '07	495.82		1	8	6		1	4					
Lab No. '08	221.33		1	6			1		6				
Lab No. '09	200.57		1	6			1		6				
Lab No. '10	225.42		1	8			1		8				
ADMIN	809.58		1	1			1		2	10	8	2	1
Breakout	323.98												
Common Passage	1980.49												
SHARED LAB	765.47			11	14			9					
	8,533.43	3.00	11.00	85.00	57.00	3.00	11.00	38.00	22.00	10.00	8.00	2.00	1.00

Legend: Sr. Cubicle = founder / senior cubicle; Chair C1 = cabin task chair; Chair C2 = bench task chair; Ht. Stool = height-adjustable lab stool. Café tables/chairs and admin seating serve the breakout and admin zones.

7. Bill of Quantities & Cost Estimate

The BOQ below prices the turnkey scope within the sanctioned ceiling of Rs 5.00 Crore.

7.1 Abstract of Cost (Head-wise)

Sub Group	Description	Amount (Inclusive of all Taxes)
A	Lab Furniture & Safety	
B	Specialised Lab furniture & Safety	
C	Civil & Interior works	
D	Electrical & Power Backup	
E	HVAC & Ventilation	
F	Fire, Plumbing & Lab utilities	
G	IT / ELV / Security	
H	Branding, Graphics & Signage	
I	Design, PMC, Statutory & Contingency	
	Total with GST & Duties	

7.2 Detailed Bill of Quantities

A. LAB FURNITURE & SAFETY							
				Unit	Quantity	Rate (Inclusive of All Taes & Duties)	Amount (Inclusive of All Taes & Duties)
1	MOBILE ISLAND BENCH (LAB WORK TABLE)	Mobile island bench, epoxy-resin/granite worktop 1500x900x750-900mm adj., MS epoxy-powder-coated frame, under-bench mobile drawer+shutter unit, Lockable, service spine w/ reagent shelf, 4/6 elec + 1 data point (Molecular Labs 1-7)		No.	57		
2	SENIOR CUBICLE FURNITURE SET	Work station1200X600X750 w/ privacy screen, CPU holder, raceway, Side storage or side unit 900 X 600X750, Under table storage pedestal. Lockable drawers		No.	11		
3	FOUNDER CABIN FURNITURE SET	Founder's cabin write-up desk 1500x750 w/ side storage unit & privacy (Sn.Cubicle + Side Unit). Lockable drawers		No.	3		
4	MOBILE PEDESTAL	Mobile under-bench drawer pedestal, 3-drawer,Lockable, epoxy PC, castors		No.	85		
5	WORKSTATION (EXECUTIVE TABLE SET)	Linear computational workstation 1200x600 w/ privacy screen, CPU holder, raceway		No.	85		
6	STORAGE	Full-height storage cabinet, glass shutter, lockable 900x450x2100		No.	22		
7	OVERHEAD CABINET (One for each Workstation#5)	Overhead wall cabinet w/ sliding glass shutter & LED under-light 1300x370x450		No.	85		
8	REAGENT RACK	Reagent rack / open shelving unit, MS epoxy PC		No.	20		
9	MOBILE TROLLEY	Mobile instrument / sample transport trolley, 3-tier SS		No.	12		
10	FOUNDER CHAIR	High Back with head rest, Mesh back chair. PU foam or Fabric'		No.	3		

11	SENIOR CUBICLE CHAIR	High back, Mesh back chair. PU foam or Fabric	No.	11		
12	ROUND TOOL	Height-adjustable lab stool	No.	38		
13	EXECUTIVE CHAIR	Mid back, Mesh / PU foam OR fabric	No.	22		
14	CONFERENCE CHAIR	High back, PU, Leatherite, crome finish	No.	10		
15	RECEPTION WAITING CHAIRS	Hard back non mobile waiting chair	No.	8		
16	2 SEATER SOFA SET	Branded 2 seater sofa. Size as per layout. Upholstry Client to decide	No.	2		
17	PEG BOARD	Peg-board glassware drying rack, wall mounted	No.	8		
			Sub Total A			
B. SPECIALISED LAB FURNITURE & SAFETY						
14	BIO SAFETY CABINET	Biosafety Cabinet Class-II A2, 4ft, NSF-49	No.	3		
15	LAMINAR FLOW	Laminar Air Flow (horizontal), 4ft, SS304	No.	4		
16	PCR WKSTN	PCR / clean workstation, UV, HEPA	No.	5		
17	FUME HOOD	Fume hood, PP/epoxy liner, 4ft, w/ blower & scrubber provision	No.	2		
18	SAFETY SHOWER	Emergency safety shower + eyewash, hands-free	No.	3		
19	FIRST AID	First-aid & spill-kit station	No.	6		
			Sub Total B			
C. CIVIL & INTERIOR WORKS						
20	PARTITIONS, MOVABLE	ALL Inter Lab Partitions should be in a manner that when required the partition can be slided and folded on one or two side. The system should be customised with Alluminium framework, Accoustic infills and suitable hardwares to functionall serve the purpose. Specification approval to be taken before procuring	Sqm	275		
21	GLAZED PARTITION	Providing, fabricating and installing fixed 12 mm thick toughened clear glass partition with approved powder-coated/anodized aluminium framework of suitable sections, including aluminium channels, mullions, transoms, pressure plates, cover caps, EPDM gaskets, rubber beading, structural silicone sealant, stainless steel fasteners, anchor bolts, brackets and all necessary accessories, complete with edge polishing, cutting to required sizes, alignment, levelling and secure fixing, excluding glass door and associated hardware, including all materials, labour, tools, lifting, scaffolding (where required), protection of adjacent finishes, cleaning and handing over complete as per approved drawings, manufacturer's specifications and EIC instructions.	Sqm	165		
22	Baffle / metal false ceiling, GI powder-coated including framing	Baffle / metal false ceiling, GI powder-coated including framing of approved make and installation procedure to be followed as per the Manufacturers guidance and method suggested. Design and colour approval to be taken before procurement.	Sqm	110		

23 A	GYPSUM CEILING	GYPSUM CEILING : Providing & fixing suspended false ceiling using 12.5mm thick gypsum boards confirming to IS 2095-1982 and GI framework of make, Gyp steel system or approved equivalent comprising of following.1. GI perimeter channel of min.0.55mm thick having one flange of 20mm, another of 30mm and web of 27mm fixed to brick wall partition along periphery of ceiling with the help of nylon sleeves and screw sat 610mm c/c2. GI intermediate channel (size, 45mm web, two flanges each of 15mm & thickness min.0.9mm) suspended from the soffit / ceiling at 1200mm c/ c spacing.3. GI ceiling sections of min.0.55mm thick having knurled web of 51.5mm and two flanges each of 26mm with leaves of 10.5mm fixed to intermediate channel with the help of connecting clip at direction perpendicular to the intermediate channel at spacing of 600 mm c/c,4. GI suspender angle of 25mmx10mm and thk.0.55mm at spacing of 600mm c/c, fixed to the ceiling / soffit using GI cleat angle 25mm x 25mm,0.55mm thk. or approved quality clamps. Cleat angle to be fixed to the ceiling / soffit using 6mm dia anchor fastener. Gyp boards with tapered edges to be screwed to the framework with 25mm long GI screws at 230 mm c/c. Gyp boards are to be joined and finished so as to have flush look which includes filling and finishing the tapered and square edge of the boards with the approved quality joining compounds and paper tape as per the manufacturer's specifications. The work also includes vertical drops, curvature, cutting of gyp boards & frame work and providing cut outs / openings and additional supports wherever required for the fixing of ceiling fixtures like, lights, A.C grills, sprinklers, smoke detectors, curtain tracks etc.(Mode of measurements : Only the exposed area of gypsum board shall be measured for payment)	Sqm	315		
23 B	MODULAR GRID CEILING	Supply, fabrication and installation of 600 × 600 mm clip-in metal false ceiling comprising 0.6 mm thick electro-galvanized steel (GI) powder-coated ceiling panels with factory-applied polyester finish as per approved colour, suspended from the structural slab using hot-dip galvanized suspension system consisting of main runners, cross tees, hanger rods, clips, perimeter wall angles and all necessary accessories. The work shall include providing cut-outs and reinforcements for light fittings, diffusers, return air grilles, sprinklers, detectors, speakers, access panels and other MEP	Sqm	570		

			services, including alignment, levelling, fixing, making good around openings and complete installation as per approved drawings and manufacturer's specifications. Lift and shift included in rate.				
24	EPOXY FLOORING	Providing and applying seamless self-levelling epoxy flooring system of approved make comprising thorough surface preparation by mechanical grinding, crack and surface defect repairs using epoxy mortar, application of epoxy primer, epoxy screed wherever required, followed by self-levelling solvent-free epoxy topping of minimum 2.0 mm finished thickness in approved colour, complete with protective polyurethane top coat where specified. The flooring system shall provide a seamless, dust-free, abrasion-resistant, chemical-resistant and easy-to-clean finish suitable for laboratories, AI Labs, UPS Rooms and technical spaces. The work shall include all materials, labour, machinery, masking, protection, curing, testing, cleaning and handing over complete in accordance with the manufacturer's specifications, approved drawings and the EIC instructions. LOCATION - MAIN LAB	Sqm	470			
25	VITRIFIED TILES FLOOR	Providing labour, materials and machinery for laying approved BRAND N vitrified/porcelain tiles or EQUIVALENT of approved size, colour and finish over a prepared cementitious substrate using polymer-modified tile adhesive conforming to IS 15477 (Type C2TE or equivalent), including surface preparation, levelling, cutting, edge finishing, laying to true line, level and pattern, maintaining uniform joints of 2–3 mm, filling joints with approved polymer-based grout of matching shade, cleaning, protection, curing where required, and handing over complete. The rate shall include tile adhesive, grout, spacers, movement joints, edge trims wherever required, wastage during cutting, labour, Lift & shift, tools, consumables and all incidental works in accordance with the manufacturer's specifications, approved drawings and the EIC instructions. Basic Rate of Tile : Rs.150/- per sqft. Areas considered: other than labs.	Sqm	600			
26	FEATURE WALL	Wall carpentry: MDF fluted/laminate panelling, back-painted glass feature walls as per design provided by NIBMG	Sqm	160			

27		Reception DESK	Reception desk with Logo as per the design provided by NIBMG	LS	1		
28		WALL & CEILING PAINTING	Providing and applying 2–3 coats of <u>Premium Interior Emulsion</u> washable, stain-resistant, fungus and mildew resistant, low VOC, rich matt finish acrylic emulsion paint over one coat of Interior Water-Based Primer, applied on 2–3 coats of White cement-based wall putty with polymer additives to achieve a smooth and uniform surface finish on internal walls and ceilings. The scope shall include thorough surface preparation, cleaning, removal of loose particles, crack filling (up to 3 mm width) using approved acrylic crack filler, putty application, sanding, primer, finishing coats, masking, protection of adjoining surfaces, providing and removing scaffolding, touch-up, cleaning and handing over complete in accordance with the manufacturer's specifications, approved drawings and the EIC instructions.	Sqm	1800		
29		DOORS	Providing, fabricating and fixing 40 mm thick solid core BWP grade flush door shutter finished on both sides with approved natural wood veneer of approved species, shade and grain pattern, bonded with approved adhesive and finished with matching hardwood edge lipping, complete with PU/melamine polish as specified. The door shall be installed in a seasoned hardwood solid wood frame of minimum size 100 × 75 mm (or as per approved drawings), treated with anti-termite and preservative coating, including necessary holdfasts and architraves. The shutter shall be complete with Dorset premium hardware comprising SS 304 ball bearing butt hinges (minimum 4 Nos.), mortise lock with cylinder, lever handle set, door closer, magnetic door stopper/floor-mounted door stopper, concealed tower bolt, rubber door silencers, all screws, fixing accessories and other necessary hardware. The work shall include cutting, fitting, alignment, polishing, making good to adjoining finishes, protection, cleaning and completion of the work in accordance with approved drawings, manufacturer's specifications and the Architect's instructions. Glass for the Vision Panel also to be included. Lift and Shift included in rate.	No.	34		

		Providing, supplying, laying, testing and commissioning complete electrical installation comprising FRLS PVC/GI conduits, junction boxes, FRLS copper wiring, modular switches, sockets, switch plates, GI/PVC back boxes, MCB distribution boards with MCBs/RCCBs/RCBOs, earthing connections, cable dressing, ferruling, labelling, chasing, making good, testing and commissioning complete as required for Lab, and all other locations. Each Lab will Have the Following: Own DB, for Power and Light isolated from each other. Each Table will have 2 nos 16/6 AMP socket on a single circuit - RAW Switch Boards for each Lab will be controlled separately by a Light DB UPS - points 2 nos 16/6 AMP socket on a single circuit each table. ALL UPS circuits will come from a UPS Outgoing DB placed within the room. UPS will be placed at this location and it will derive Raw power from Electrical Room through an Incomer DB.				
31	ELECTRICAL WORKS	Providing, supplying, laying, installing, testing and commissioning dedicated UPS and Raw Power electrical points for All workstations, display systems, server/network equipment, presentation systems and associated laboratory equipment, comprising FRLS copper wiring of approved sizes in heavy-duty PVC/GI conduits, modular sockets, switches, industrial sockets where required, back boxes, junction boxes, MCB protection, earthing, circuit identification, labels, cable terminations, testing and commissioning complete. The work shall include segregation of UPS and Raw Power circuits, all conduits, fittings, accessories, making good of disturbed surfaces, documentation and handing over complete in accordance with approved drawings, relevant IS Standards, local electrical authority regulations and the EIC instructions. This will be the general arrangement for all Labs and all Tables. For Conference it will be n/2 Scope also includes providing all Type of Power points required for functioning of all Equipment, RAW & UPS power as required for the Project.	LS	1		
32	POWER & LIGHT POINTS	Power & lighting wiring, FRLS, in raceway/conduit, including Modular switches	Point	330		

33	LIGHT FIXTURES	LED luminaires (troffer/down/clean-room), including emergency circuit Providing, supplying, installing, testing and commissioning complete LED lighting system including LED panel lights, COB type for recessed/surface downlights, decorative lights, strip/cove lights where required, drivers, mounting accessories, suspension/fixing hardware, connectors, wiring from nearest junction box, testing and handing over complete. Final fixture type, colour temperature and finish shall be as per EIC approval. Bidder will submit the TDS for light fixtures proposed and the distribution in such a manner that 400 lux is average level on all work surfaces, 150lux minimum at floor at all open areas, 6000K or as directed by EIC. Accent lights like coves, spots, wall washers may also be used to increase the aesthetic appeal. Proposal to be pre approved by EIC. These may be 3000K. Panel lights on Grid Ceiling should be suspended separately with support from mother ceiling such that wt of light fixtures are not on the ceiling. For other fixtures on Grid ceiling, a 6mm ply should be used, full tiles size, and fixture supported accordingly. Contractor is expected to submit a conceptual Drawing showing the light fixtures and distribution. Along with the bid.	Nos	520		
34	ONLINE UPS	Online UPS 10 KVA/1000 sqft, batteries (~40 KVA) — clean power to PCR/compute/critical	KVA	40		
35	POWER BACK UP	Power back-up: ACOS/changeover & tie-in to building DG, sub-main to critical loads	LS	1		
36	EARTHING	Earthing (dedicated equipment/clean earth pits) + surge protection	LS	1		
37	ISLAND TABLE SPINE DROPS	All island tables will have spine drop mechanism to enable power and allied connections to these tables	LS	1		
			SUB TOTAL D			
E. HVAC & VENTILATION						
38	VRV based Cassette Air Conditioning System					
		The work under this section shall comprise the Supply, Installation, Testing and Commissioning (SITC) of Inverter Split Type Cassette Air Conditioning Systems, complete in all respects, for providing air conditioning to the areas indicated in the drawings and schedules.				

		The scope shall include supply and installation of indoor cassette units, outdoor condensing units, decorative panels, wired/wireless controllers, refrigerant copper piping with nitrile rubber insulation, condensate drain piping, interconnecting power and control cabling, weatherproof isolators, outdoor mounting structures, vibration isolation pads, earthing, supports, sleeves, core cutting, fire stopping, pressure testing, vacuuming, refrigerant charging (where required), testing, commissioning and handing over of the complete installation. The contractor shall furnish all labour, materials, tools, equipment, consumables and accessories whether specifically mentioned herein or otherwise required for the satisfactory completion of the installation in accordance with the manufacturer's recommendations, relevant Indian Standards, CPWD General Specifications for HVAC Works, NBC, and the latest applicable codes of practice.				
		The quoted rates shall be deemed to include all accessories and incidental works necessary for proper functioning of the air-conditioning system including transportation, unloading, lifting, storage, installation, alignment, testing, balancing where applicable, commissioning, submission of as-built drawings, O&M manuals, training of owner's personnel and warranty obligations. Unless otherwise specified, all air-conditioning equipment shall be Mitsubishi Electric (or approved equivalent, if the tender permits), inverter-duty, factory assembled, factory tested and suitable for operation under Indian tropical climatic conditions.				
		Units shall be Inverter Duty, 5-Star (or latest available BEE rating where applicable). Refrigerant shall be R-32 or the manufacturer's recommended low-GWP refrigerant, unless otherwise specified. Copper tubing shall be Type L hard-drawn complete with Class-O nitrile rubber insulation. All brazing shall be carried out under nitrogen purge. The contractor shall perform nitrogen pressure testing, triple evacuation and commissioning in accordance with the manufacturer's recommendations. Outdoor supports shall be hot-dip galvanized or epoxy-coated MS, suitable for the installation environment. The quoted rates shall include all consumables, lifting, transportation,				

			testing, commissioning, statutory clearances (if any), and warranty obligations. Three-year comprehensive warranty and five-year compressor warranty, or as required by the project specifications.				
			Supply, Installation, Testing & Commissioning (SITC) of Ceiling Cassette Split Air Conditioner complete with indoor unit, outdoor condensing unit, decorative panel, wired controller, factory charged refrigerant, all standard accessories and warranty.				
			4TR (LAB 01)	Nos	2		
			3TR x 1 each for Lab 06	Nos	1		
			2TR x 2 each for Lab 02,03,04,05,07,	Nos	10		
			2TR x1 each for Lab 08,09,10	Nos	3		
			1TR (Hi-Wall Type)	RO			
			For Shared Areas in between two passages 2TR x 3 Nos	Nos	3		
			Quoted price will include, but not limited to as follows:				
			Copper Refrigerant Piping comprising liquid and suction lines complete with Class-O nitrile rubber insulation, fittings, brazing under nitrogen, supports, clamps and accessories.	RM			
			uPVC Condensate Drain Piping complete with fittings, supports, insulation where required and connection to nearest drain.	RM			
			Outdoor Unit Mounting Structure fabricated from heavy-duty MS sections, hot-dip galvanized / epoxy painted including anchor fasteners and installation.	Set			
			Power Cable with HD PVC Conduit / Trunking from nearest electrical source to outdoor unit including terminations.	RM			
			Interconnecting Control & Power Cable between Indoor and Outdoor Units complete with conduit/trunking and terminations.	RM			
			Additional Refrigerant Charging (where piping length exceeds factory charge), Nitrogen Pressure Testing, Triple Vacuuming and System Commissioning.	LS			
			Weatherproof Rotary Isolator Switch near each outdoor unit complete with enclosure and mounting.	Nos			
			Rubber Anti-Vibration Pads for Outdoor Units.	Set			

			Core Cutting through RCC/Brick Walls/Slabs including making good after installation.	Nos			
			UL-approved Fire Stopping around pipe and cable penetrations through fire-rated walls/floors complete.	LS			
			Earthing for Outdoor Units complete with GI earth wire, earth electrode connection and accessories.	Nos			
			Testing, Commissioning, Performance Demonstration, Submission of O&M Manuals, As-built Drawings and Training of Client Personnel.	LS			
			The contractor shall verify layout, cable routing drawings and equipment schedule and submit proposed drawings for the intended system for approval by EIC prior to Execution. for approval.				
			Total Cost of Above VRV based Cassette Air Conditioning System	L.S	1		
		HVAC WORKS (Existing Modification)	The existing space has a AHU based, Ducted HVAC system covering the Lab Areas and Admin Areas. Central passage and existing Store etc do not have any HVAC system.				
			The existing Ducted system has to be retro fitted as per proposed layout such that a basic comfort cooling of 25 degrees (more or less is maintained at all times).				
			Contractor will study the existing systems and derive at a consolidated cost to run the existing system.				
			The contractor shall verify existing duct layout, cable routing drawings and equipment schedule and submit proposed drawings for the intended retrofit system for approval by EIC prior to Execution.				
			Total Cost of Above Retrofit as described above. Contractor may add items required but missed in the above.	L.S	1		
39			Fresh-air / exhaust with HEPA/pre-filter, ducting, diffusers	LS	1		
40			Fume-hood / BSC exhaust blowers, ducting to terrace, MOTORISED dampers	LS	1		
				Sub Total E			
F. FIRE, PLUMBING & LAB UTILITIES							
41		Addressable fire detection & alarm (smoke/heat, panel, hooter, MCP)	The Bidder will Study the existing Fire Alarm and Sprinkler System at the site location. Only Modification Works are expected to suit the new proposed layout subject to compliance of all norms and statute obligations The final modified installation shall comply with the latest editions of NBC 2016, IS 2189, relevant BIS Standards, local Fire Department regulations and the manufacturer's recommendations. The contractor shall verify detector				

			coverage and submit detector layout, cable routing drawings and equipment schedule for approval before execution.				
			Providing, Supplying, Installing, Testing & Commissioning of complete Fire Detection, Alarm & Portable Fire Fighting System complete as specified above.	LS	1		
42		FIRE EXTINGUISHERS CO2/ABC + hose reel + signage	Specific for LAB : Supply, installation, testing and commissioning of Clean Agent Fire Extinguisher, 4–6 kg capacity, suitable for electrical/electronic equipment and server/lab areas, filled with FK-5-1-12 / FE-36 clean agent, complete with wall mounting bracket, discharge hose/nozzle, pressure gauge, safety pin, identification label, operating instructions and commissioning certificate. Location: All Lab. Preferred make: Ceasefire / Kanex / Safex / NewAge.	LS	1		
43		LABORATORY PLUMBING WORKS	Lab plumbing: PP-R/CPVC supply + HDPE drain, epoxy sinks, gooseneck faucets, PRV. Specifications matching to Lab standards (Hot and Cold lines).	LS	1		
44		RO PLANT	RO + storage for lab-grade water, distribution to benches	LS	1		
				Sub Total F			
G. IT / ELV / SECURITY							
45		STRUCTURED CABLING DATA	220 Cat6 data outlets (ports) Average cable length: 45 m per port Cat 6A UTP cabling 24-port patch panels 42U floor rack 20% spare capacity in rack Includes testing and labelling Active equipment sized for 220 ports with redundancy	Point	220		
		PASSIVE COMPONENTS					
		Item Description		Unit	Qty		
		Cat6A UTP Cable	Specification	Box	33		
		Cat6A Information Outlet	305 m box	Nos	220		
		Face Plate	RJ45 Keystone Jack	Nos	220		
		Surface Box/Back Box	Single Port	Nos	220		
		Cat6 Patch Panel	As required	Nos	10		
		Cable Manager (Horizontal)	24 Port Loaded	Nos	10		
		Vertical Cable Manager	1U	Nos	2		

	Patch Cord (Workstation)	Rack Mount	Nos	220		
	Patch Cord (Rack Side)	Cat6A, 2 m	Nos	220		
	42U Network Rack	Cat6A, 1 m	Nos	1		
	Rack PDU	Floor Standing	Nos	2		
	Rack Fan Tray	8/12 Socket	Nos	1		
	Rack Shelf	4 Fan	Nos	2		
	Cable Ladder/Tray	Fixed	Lot	1		
	PVC/GI Conduit & Accessories	GI	Lot	1		
	Velcro/Cable Ties	Complete	Lot	1		
	Labels	Installation Accessories	Lot	1		
	Earthing Kit	Cable & Port Labels	Set	1		
		Rack Grounding				
	ACTIVE COMPONENTS					
	48-Port Gigabit Managed PoE+ Switch	Layer 2 Managed	Nos	5		
	24-Port Gigabit Managed PoE+ Switch	Layer 2 Managed	Nos	1		
	10G SFP+ Uplink Modules	Layer 2 Managed	Pair	5		
	OM4 Fiber Patch Cord	For Switch Interconnection	Nos	10		
	UPS	LC-LC	Nos	1		
	Firewall	Online 3–5 kVA	Nos	1		
	Router	Enterprise UTM	Nos	1		
	INSTALLATION & SERVICES	Enterprise Grade				
	Cable Laying		Port	220		
	Cable Dressing	Complete Installation	Lot	1		
	Termination	Rack & Work Area	Port	220		
	Fluke Testing	Patch Panel & IO	Port	220		
	Documentation	Cat6 Certification	Lot	1		
	Commissioning	As-built Drawings, Test Reports	Lot	1		
	CABLE QUANTITY CALCULATION	Complete System				
	220 ports × 45 m average = 9,900 m					
	Add approximately 10% wastage = 10,890 m					
	$10,890 \div 305 \approx$ 36 boxes					
	SWITCH SIZING					
	Required ports: 220					
	Installed capacity:					
	5 × 48-port switches = 240 ports					
	or 4 × 48-port + 2 × 24-port switches = 240 ports					

	This provides room for future expansion.					
46	CCTV IP surveillance, NVR, storage, cameras	32-IP Camera CCTV	No.	32	0	0
	CCTV	Providing, supplying, installing, testing and commissioning a complete IP-based CCTV Surveillance System comprising				
	PASSIVE COMPONENTS					
	Item Description	Specification	Unit	Qty		
	CAT6 UTP Cable	23 AWG, Solid Copper, LSZH, ANSI/TIA-568-C.2	Box (305 m)	12		
	24-Port CAT6 Patch Panel	Loaded with Keystone Jacks	Nos	2		
	CAT6 Keystone Jack	Toolless	Nos	32		
	Face Plate with Surface Box	Single Port	Nos	32		
	CAT6 Patch Cord (Rack End)	1 m Factory Molded	Nos	32		
	CAT6 Patch Cord (Camera End if required)	2 m	Nos	32		
	42U Floor Standing Rack	600×1000 mm with Fan & PDU	Nos	1		
	Horizontal Cable Manager	1U	Nos	4		
	Vertical Cable Manager	Suitable for Rack	Set	1		
	CCA-CONNECTORS	FOR CCTV	Nos	35		
	Rack Mounted PDU	8 Socket, 6A/16A	Nos	2		
	Cable Tray (GI Perforated)	150 mm Wide	Mtr	120		
	GI Raceway / PVC Trunking	50×50 mm	Mtr	250		
	Heavy Duty PVC Conduit	25 mm	Mtr	300		
	Flexible Conduit	25 mm	Mtr	60		
	Junction Box	Weatherproof IP65	Nos	32		
	Cable Ties	Nylon	Packet	10		
	Cable Identification Labels	Printed	Lot	1		
	Earthing Kit for Rack	Complete	Set	1		
	Rack Hardware Kit	Nuts, Bolts, Cage Nuts	Lot	1		
	ACTIVE COMPONENTS					
	24-Port Gigabit PoE+ Switch	Managed, 370W PoE+ Budget	Nos	2		
	Gigabit SFP Module	1G	Nos	2		
	Core Network Switch	8-Port Gigabit Managed	Nos	1		
	Network Video Recorder (NVR)	32 Channel, H.265+, Dual LAN	Nos	1		
	Surveillance HDD	10 TB Enterprise Grade	Nos	4		
	UPS	3 kVA Online with 30 Min Backup	Nos	1		

	HDMI Cable	3 m	Nos	1		
	32" LED Monitor	Full HD	Nos	1		
	Keyboard & Mouse	USB	Set	1		
	CCTV CAMERAS					
	Fixed Dome/Bullet IP Camera	5 MP, IR 30 m, PoE, WDR, Must Support ONVIF protocol	Nos	32		
	Camera Mounting Accessories	Brackets, Clamps, Fasteners	Lot	32		
	INSTALLATION, TESTING & SERVICES					
	Laying, Dressing & Termination of CAT6 Cable	Including Testing	Point	32		
	Installation of Cameras	Complete	Nos	32		
	Rack Installation & Commissioning	Complete	Job	1		
	Configuration of NVR & Switches	Complete	Job	1		
	System Testing & Commissioning	Complete	Job	1		
	Fluke Testing of CAT6 Cable	Test Report Included	Point	32		
	User Training & Documentation	O&M Manual	Job	1		
	TECHNICAL RECOMMENDATIONS					
	CAMERAS					
	5 MP IP Camera					
	H.265/H.265+					
	PoE (IEEE 802.3af)					
	IR Distance: 30 m					
	WDR: 120 dB					
	ONVIF Compatible					
	IP67 Housing					
	IK10 (for Dome Cameras)					
	PoE+ SWITCH					
	Layer-2 Managed					
	24 × 10/100/1000 PoE+ Ports					
	2 × SFP Uplink Ports					
	Minimum 370 W PoE Budget					
	VLAN, QoS, IGMP, STP/RSTP					
	NVR					
	32 Channel					
	H.265+					

		RAID Support (Preferred)				
		4 SATA Bays				
		HDMI 4K Output				
		Dual Gigabit LAN				
		STORAGE				
		For 32 cameras (5 MP) with 30 days continuous recording:				
		Recommended storage: 40 TB usable (e.g., 4 × 10 TB surveillance-grade HDD in RAID configuration as per project requirements)				
		CABLE CALCULATIONS				
		Average cable per camera: 85–100 m				
		Total CAT6 cable: 3,000–3,200 m				
		Cable boxes (305 m each): 12 boxes				
		Tender Deliverables				
		Manufacturer Authorization Certificate (MAF)				
		OEM Warranty Certificate				
		Fluke Test Reports				
		Camera Test Reports				
		As-built Drawings				
		Rack Layout				
		IP Addressing Scheme				
		Network Topology				
		Operation & Maintenance Manual				
		Three-year comprehensive warranty				
47		ACCESS CONTROL SYSTEM (Exact quantity IT department to confirm.)	BOQ is prepared for a 22-door IP-based Access Control System and includes all active equipment, passive components, installation, testing, and commissioning. Quantities are indicative and should be finalized after site verification.	No.	22	

	DOOR HARDWARE					
	IP Based Door Controller	2-Door Controller with TCP/IP Communication	Nos	11		
	Proximity Smart Card Reader	MIFARE/DESFire, IP65, LED & Buzzer	Nos	22		
	Electromagnetic Lock	600 lbs Holding Force	Nos	22		
	L Bracket for EM Lock	Suitable for Door Type	Nos	22		
	ZL Bracket (where required)	Suitable for Inward Opening Doors	Nos	22		
	Door Exit Push Button	Stainless Steel, NO/NC	Nos	22		
	Emergency Break Glass Unit	Resettable	Nos	22		
	Magnetic Door Contact Sensor	Surface Mounted	Nos	22		
	Door Closer	Heavy Duty	Nos	22		
	RFID Smart Cards	Printable MIFARE Cards	Nos	100		
	Card Holder & Lanyard	Standard	Nos	100		
	ACTIVE NETWORK COMPONENTS					
	24-Port Gigabit Managed PoE Switch		Nos	1		
	8-Port Gigabit Managed PoE Switch		Nos	1		
	SFP Module		Nos	2		
	Access Control Server/Workstation		Nos	1		
	Access Control Management Software (22 Doors License)		License	1		
	Online UPS 2 kVA		Nos	1		
	Network Surge Protector		Nos	2		
	PASSIVE STRUCTURED CABLING					
	CAT6 UTP Cable	23 AWG Solid Copper LSZH	Box (305 m)	8		
	24-Port CAT6 Patch Panel	Loaded	Nos	2		
	CAT6 Keystone Jack	Toolless	Nos	22		
	Face Plate with Surface Box	Single Port	Nos	22		
	CAT6 Patch Cord (Rack End)	1 m	Nos	22		
	CAT6 Patch Cord	2 m	Nos	22		
	18 AWG 2-Core Copper Cable	Lock Power Cable	Mtr	1,000		
	22 AWG 4-Core Shielded Cable	Reader Cable	Mtr	1,000		
	22 AWG 2-Core Cable	Door Contact	Mtr	600		
	22 AWG 2-Core Cable	Exit Button	Mtr	600		
	GI Perforated Cable Tray (150 mm)	Mtr	100			

	PVC Raceway 50×50 mm	Mtr	200			
	Heavy Duty PVC Conduit (25 mm)	Mtr	250			
	Flexible Conduit	Mtr	80			
	Junction Boxes	IP65	Nos	22		
	Cable Identification Labels	Lot	1			
	Cable Ties, Ferrules, Saddles	Lot	1			
	RACK COMPONENTS					
	22U Floor Standing Rack		Nos	1		
	Horizontal Cable Manager		Nos	2		
	Vertical Cable Manager		Set	1		
	Rack PDU (8 Socket)		Nos	2		
	Rack Earthing Kit		Set	1		
	Rack Hardware Kit		Lot	1		
	INSTALLATION, TESTING AND COMMISSIONING					
	Supply, Laying & Termination of CAT6 Cable		Point	22		
	Supply & Installation of Door Controller		Nos	11		
	Installation of EM Lock		Nos	22		
	Installation of Card Reader		Nos	22		
	Installation of Exit Switch		Nos	22		
	Installation of Door Contact		Nos	22		
	Installation of Break Glass Unit		Nos	22		
	Controller Programming & Door Configuration		Job	1		
	Software Installation & Database Configuration		Job	1		
	Fluke Testing of CAT6 Cable		Point	22		
	System Testing & Commissioning		Job	1		
	User Training		Job	1		
	As-built Drawings & Documentation		Job	1		
	TECHNICAL SPECS RECOMMENDED					
	Door Controller					
	2-door IP controller					
	TCP/IP communication					
	Offline operation during network failure					

	Minimum 50,000 cardholder capacity					
	100,000 event buffer					
	AES encrypted communication					
	Card Reader					
	MIFARE/DESFire compatible					
	IP65-rated					
	LED and buzzer indication					
	Reading distance: 30–50 mm					
	RS-485 or OSDP communication preferred					
	Electromagnetic Lock					
	Holding force: 600 lbs (≈280 kg)					
	12/24 VDC					
	Built-in surge protection					
	Suitable for wooden, metal, or glass doors (with appropriate brackets)					
	Software					
	Unlimited users					
	Time attendance integration					
	Anti-passback					
	Visitor management support					
	Alarm monitoring					
	Event and audit reports					
	Multi-level user access					
	Network Equipment					
	Managed Gigabit PoE switches					
	VLAN, QoS, SNMP, STP/RSTP					
	Dual SFP uplink support					
	Tender Deliverables					
	Manufacturer Authorization Certificate (MAF)					
	OEM warranty certificate (minimum 3 years)					
	Product data sheets					

		Factory Acceptance Test (if applicable)					
		Fluke test reports for structured cabling					
		Controller configuration backup					
		Door numbering schedule					
		IP addressing scheme					
		Network topology					
		As-built drawings					
		Operation & Maintenance Manual					
		User training and commissioning report					
48		EPABX / telephone cabling & I/O as per institute	LS	1			
			Sub Total G				
H. BRANDING, GRAPHICS & SIGNAGE							
49		GRAHICS, SIGNAGE and ALLIED	Supply, installation, testing and commissioning of emergency lights, exit signages, rechargeable battery backup units, wiring and accessories complete as per the requirement of NIBMG. Work also include Designing, printing, supply and installation of Wall graphics on all walls necessary to uplift the overall aesthetics and mood of the work environment including the lab, common areas, passages, cafeteria etc as per the requirement of NIBMG	LS	1		
			Sub Total H				
I. DESIGN, PMC, STATUTORY & CONTINGENCY							
50		DESIGN & PMC SERVICES	Successful Bidder will render all design services that will include presenting options, discuss and finalise options, show relevant drawings in 3D and 2D for complete understanding of ideas as and when required, All execution works will be preceded with GFC drawing submission by Contractor and seek approval or otherwise as instructed by EIC time to time. Contractor has to appoint a full time Project Management personal who will ensure and implement agreed timelines, agreed quality and agreed quantity so that there is no or minimum acceptable variation in all aspects. The person will also be responsible to keep EIC updated on daily and weekly progress of works, track project timelines and seek permissions as and where required.	LS	1		
51		APPROVALS, EHS COMPLIANCE, TESTING, O&M	Statutory approvals, biosafety/EHS compliance, testing & commissioning, O&M manuals	LS	1		
52		CONTINGENCY	Contingency / provisional sum	LS	1		

53		BREAKOUT AREA INTERNAL	Design, Provide, Install all complete Breakout area furniture including work tables, Sinks, Work tops, Display, Storages, Seating arrangements, plumbing, electricals all complete as per EIC approval and acceptance. APROXAREA 330 Sft as shown in plan	LS	1		
54		BREAKOUT AREA EXTERNAL / OUTDOOR	Design, Provide, Install all complete Breakout area furniture including Seating arrangements, Foldable Umbrella shades, plumbing, electricals all complete as per EIC approval and acceptance. APROXAREA 330 Sft as shown in plan	LS	1		
				Sub Total I			
GRAND TOTAL (incl. GST)							

Note: Quantities are provisional and subject to final measurement at execution. Where base-building services (main HT/LT, transformer, DG, primary HVAC) already exist on the 4th floor, only tie-in / distribution will be priced.

8. Approved Makes & Workmanship Standards

All materials shall be new, of first quality and from the approved makes below (or equivalent, subject to prior approval). Lab furniture shall be SEFA-compliant.

Item	Approved Make / Standard
Worktops	Granite 17–18 mm (for Labs)/ Epoxy-resin (for Others), chemical-resistant
Powder coating	Kansai Nerolac / equivalent, 60–80 micron, multi-tank pre-treated
Cabinet board	18 mm pre-laminated particle board / MDF, 2 mm PVC edge-band
Glass	Saint-Gobain toughened / back-painted or its Equivalent
Laminate / Ply	Laminate: Virgo / Croma / Amulya • Ply: Aryan / Jaguar or its Equivalent
Hardware	Hettich / Hafele / Ebco / Dorma / Godrej (hinges, locks, slides, handles SS304) or its Equivalent
Network Switches	HPE / Aruba / or its Equivalent
Network cables and connectors	Tyco/TE Connectivity/CommScope/ or its Equivalent
Network Rack	APW / VALRACK / or its Equivalent
Switches / sockets / data	Northwest / Norisys / Legrand / MK (6/16A + RJ-45) or its Equivalent
BSC / LAF / Fume hood	Esco / Thermo / Kartos / Labconco or equivalent
HVAC (VRF)	Daikin / Mitsubishi / Blue Star / Hitachi or its Equivalent
UPS	Vertiv / Numeric / APC / Hitachi (online) or its Equivalent
Fire detection	Honeywell / Edwards / Ravel / Agni (addressable) or its Equivalent
CCTV / Access control	PRAMA / Honeywell / or its Equivalent
Flooring	Anti-static vinyl: Responsive / LG / Armstrong • Vitrified: Kajaria / Somany /Jonson /Nitco or its Equivalent

9. General & Special Conditions of Contract

1. **Turnkey responsibility:** The agency shall design, supply, install, test, commission and hand over a fully functional facility, including all incidental works whether or not explicitly itemised.
2. **Drawings & approvals:** Detailed working drawings, material samples, 3D walkthrough / video and GFC set shall be submitted and approved before fabrication.
3. **Execution period:** Installation to be completed 120 Days.
4. **Warranty / DLP:** 3 years' comprehensive warranty (defect-liability period) on all furniture, MEP and workmanship, inclusive in the bid cost; on-site support during DLP.
5. **Site conditions:** Work in an occupied research campus — dust, noise and access controls; coordination with NIBMG; safe disposal of debris; reinstatement of any disturbed base-building services.
6. **Testing & handover:** Airflow / BSC / LAF certification, earth-pit and electrical testing, fire-system testing, water-quality reports and O&M manuals with as-built drawings at handover.

10. Eligibility / Pre-Qualification Criteria

Bidders must meet the following minimum criteria (aligned to the NIBMG EOI and the reference tender), with documentary proof:

1. Minimum 5 years of experience in: Civil construction / infrastructure development in life science related laboratory setup / institutional buildings / research facilities
2. At least 2 similar projects (labs/incubation centres/biotech facilities) completed in the last 5 years. Experience should include: (1) preparation of working drawings for civil, interior, modular lab furniture, (2) material selection and specifications, (3) preparation of 3D video drawings.
3. Experience in government/research institutions will be preferred. Must have annual financial turnover of Rs. 2,00,00,000.00 [INR Two Crore Only].

11. Technical Evaluation Criteria

The Institute shall first evaluate the bids with respect to the Eligibility/Pre-Qualification Criteria stipulated under Clause 10 of this Tender Document. Only those bidders who are found to have complied with all the Eligibility/Pre-Qualification requirements and whose Technical Bids are declared substantially responsive shall qualify for opening of the Financial Bids. The Financial Bids of all other bidders shall not be opened and shall be returned or retained unopened, as applicable, without assigning any further reason. The decision of the Institute in this regard shall be final and binding on all bidders.

12. Declarations & Bidder Undertaking

The bidder shall submit the following on the firm's letterhead, signed and stamped by the competent authority:

- Bidder's acceptance of all terms, specifications and required documents as per this tender.
- Undertaking of never having been blacklisted by any Govt / Semi-Govt / PSU organisation, and that all information provided is true and correct.
- Undertaking to complete the work within the prescribed period from drawing approval / technical sign-off.
- Compliance sheet (Yes/No) against every technical specification and BOQ line, with product catalogues / datasheets / drawings enclosed.
- Warranty / defect-liability undertaking (3 years, inclusive in bid cost).

Signature block:

Name of Bidder / Firm	
Authorised Signatory & Designation	
Date & Place	
Seal / Stamp of Organisation	

13. Annexures

Annexure-A

FINANCIAL STATUS STATEMENT OF THE MANUFACTURER/BIDDER FOR LAST THREE YEARS

The details to be furnished must be supported by figures in balance sheet/profit and loss account and relevant authorized documents.

Or The said data on the letterhead of your Chartered accountant can also be accepted in lieu of supporting documents.

Sl No.	Financial / Accounting Year	Profit (Rs.)	Loss (Rs.)	Annual Turnover (in Indian Rupees)
1	2022-23			
2	2023-24			
3	2024-25			
AVERAGE TURNOVER OF LAST THREE YEARS EXCLUDING CURRENT YEAR DATA				

Annexure-B

BLACKLISTING DECLARATION

(To be submitted in Manufacturer's/Bidder's Letter Head)

To
THE DIRECTOR
NATIONAL INSTITUTE OF BIOMEDICAL GENOMICS
P.O: N.S.S KALYANI- 741251 NADIA, WEST BENGAL

Date:

Dear Sir,
We M/s _____ hereby declare/clarify that we have not been banned by any Government or quasi-Government agencies or Public Sector Undertakings.

NOTE: If you are banned by any Government or Quasi Government Agencies or Public Sector Undertakings, the fact must be clearly stated with details.

Thank you.

Signature with Seal of the Manufacturer/ Bidder

Place :
Date:

INTEGRITY PACT

Between National Institute of Biomedical Genomics (NIBMG), a Society registered under the Indian Societies Act 1860 represented by _____ hereinafter referred to as "The Principal".

Andherein referred to as "The Bidder/ Contractor."

Preamble.

The Principal intends to award, under laid down organizational procedures, contract/s for The Principal values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/ transparency in its relations with its Bidder(s) and/or Contractor(s).

In order to achieve these goals, the Principal will monitor the tender process and the execution of the contract for compliance with the principles mentioned below.

Section A: Commitments of the Principal The Principal commits itself to take all measures necessary to prevent corruption and to observe the following principles:

- a) No employee of the Principal, personally or through family members, will in connection with the tender for, or the execution of a contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
- b) The Principal will, during the tender process treat all Bidder(s) with equity and reason. The Principal will in particular, before and during the tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential/additional information through which the Bidder(s) could obtain an advantage in relation to the tender process or the contract execution.
- c) The Principal will exclude from the process all known prejudiced persons.
- d) If the Principal obtains information on the conduct of any of its employees which is a criminal offence under the IPC/PC Act, or if there be a substantive suspicion in this regard, the Principal will inform the Chief Vigilance Officer and in addition can initiate disciplinary action.

Section B: – Commitments of the Bidder(s)/Contractor(s)

- a) The Bidder(s)/Contractor(s) commit himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the tender process and during the contract execution. (a) The Bidder(s)/Contractor(s) will not, directly or through any other Person or firm, offer, promise or give to any of the Principal's employees involved in the tender process or the execution of the contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the tender process or during the execution of the contract.
- b) The Bidder(s)/Contractor(s) will not enter with other Bidders into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, Certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to introduce cartelization in the bidding process.
- c) The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act; further the Bidder(s)/Contractor(s) will not use improperly, for purposes of competition or personal gain, or pass on to others, any information or document provided by the Principal as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.
- d) The Bidder(s)/Contractor(s) of foreign origin shall disclose the name and address of the Agents/representatives in India, if any. Similarly, the Bidder(s)/Contractors(s) of Indian Nationality shall furnish the name and address of the foreign principals, if any. Further details as mentioned in the "Guidelines on Indian Agents of Foreign Suppliers" shall be disclosed by the Bidder(s)/Contractor(s). Further, as mentioned in the Guidelines all the payments made to the Indian agent/representative have to be in Indian Rupees only. Copy of the "Guidelines on Indian Agents of Foreign Suppliers" is annexed and marked as

e) The Bidder(s)/Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the contract.

f) The Bidder(s)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.

g) The person signing IP shall not approach the courts while representing the matters to IEMs and he/she will await their decision in the matter.

Section 3 – Disqualification from tender process and exclusion from future Contracts

If the Bidder(s)/Contractor(s), before award or during execution has committed a transgression through a violation of Section 2, above or in any other form such as to put his reliability or credibility in question, the Principal is entitled to disqualify the Bidder(s)/Contractor(s) from the tender process or take action as per the procedure mentioned.

Section 4 – Compensation for Damages

1) If the Principal has disqualified the Bidder(s) from the tender process prior to the award according to Section 3, the Principal is entitled to demand and recover the damages equivalent to Earnest Money Deposit/ Bid Security.

2) If the Principal has terminated the contract according to Section 3, or if the Principal is entitled to terminate the contract according to Section 3, the Principal shall be entitled to demand and recover from the Contractor liquidated damages of the contract value or the amount equivalent to Performance Bank Guarantee.

Section 5 – Previous transgression

1) The Bidder declares that no previous transgressions occurred in the last 3 Years with any other Company in any country conforming to the anti-corruption approach or with any other Public Sector Enterprise in India that could justify his exclusion from the tender process.

2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the tender process or action can be taken as per the procedure mentioned in “Guidelines on Banning of business dealings.”

Section 6 – Equal treatment of all Bidders / Contractors/ Sub-contractors

1) The Bidder(s)/Contractor(s) undertake(s) to demand from all Subcontractors a commitment in conformity with this Integrity Pact, and to submit it to the Principal before contract signing.

2) The Principal will enter into agreements with identical conditions as this one with all Bidders, Contractors and Subcontractors.

3) The Principal will disqualify from the tender process all bidders who do not sign this Pact or violate its provisions.

Section 7 – Criminal charges against violating Bidders / Contractors/ Subcontractors

If the Principal obtains knowledge of conduct of a bidder, Contractor or Subcontractor or of an employee or a representative or an associate of a bidder, Contractor or Subcontractor which constitutes corruption, or if the Principal has substantive suspicion in this regard, the Principal will inform the same to the Chief Vigilance Officer.

Section 9 – Pact Duration This Pact begins when both parties have legally signed it.

It expires for the Contractor 10 months after the last payment under the contract, and for all other Bidders 6 months after the contract has been awarded. If any claim is made/lodged during this time, the same shall be binding and continue to be valid despite the lapse of this pact as specified above, unless it is discharged/determined by Director, National Institute of Biomedical Genomics.

Section 10 – Other provisions

1) This agreement is subject to Indian Law. Place of performance and Jurisdiction is the Office of the Principal, i.e. Kalyani.

2) Changes and supplements as well as termination notices need to be made in writing. Side agreements have not been made.

3) If the Contractor is a partnership or a consortium, this agreement must be signed by all partners or consortium members.

4) Should one or several provisions of this agreement turn out to be invalid, the remainder of this agreement remains valid. In this case, the parties will strive to come to an agreement to their original intentions.

(For & On behalf of the Principal)
Seal)
Place.....
Date.....

(For & On behalf of Bidder/Contractor) (Office
(Office Seal)
Place.....
Date.....

Witness 1: (Name & Address): _____

Witness 2: (Name & Address): _____

UNDERTAKING

I/We undertake that:

- (i) The documents submitted by the Bidder/Tenderer are genuine and undisputable and in the event of its coming to notice at later date that the documents are not genuine, Bidder/Tenderer shall be liable for criminal action and such compensation payable to NIBMG as may be decided by the Institute.
- (ii) The Bidder/Tenderer will not withdraw his/her/their tender after opening of Technical Bid and if done so; his/her/their EMD may be forfeited.
- (iii) The Bidder has not been blacklisted by any of the Government Department/ Government Institutions etc. during the last three years.
- (iv) There is no complaint against the Bidder/Tenderer such as "*delayed supply, non-supply, non-submission of performance bank guarantee and refusal of supply etc.*" and for which 'no punishment of any type' has been given/awarded by any of the Govt. Depts. /Govt. Institutions etc.

(Signature with
date)

(Full name, designation & address of the person duly authorised sign on
behalf of the

(Tenderer) For and on
behalf of

(Name, address and stamp of the tendering
firm)

“ANNEXURE-E”

FALL CLAUSE NOTICE CERTIFICATE

This is to certify that we have offered the maximum possible discount to you in our Quotation No.____dated__.

The prices charged for the stores supplied under limited tender should under no event be higher than lowest prices at which the party sells the items of identical description to any other Govt. Organization/PSU's/Autonomous bodies/Pvt. Organizations during the period of contract failing which the “FALL CLAUSE” will be applicable.

In case, if the price charged by our firm is more, NIBMG will have the right to recover the excess charged amount from the subsequent/unpaid bill of the supplier.

(Signature with date)

(Full name, designation & address of the person duly authorised sign on behalf of the

Tender
er)For and on
behalf of

(Name, address and stamp of the tendering firm)

ANNEXURE-F

Declaration Sheet

We hereby certify that all the information and data furnished by our organization with regard to the tender specifications are true and complete to the best of our knowledge. I have gone through the specifications, conditions and stipulations in details and agree to comply with the requirements and intent of specification.

This is certified that our organization has been authorized (Copy attached) by the OEM to participate in Tender. We further certify that our organization meets all the conditions of eligibility criteria laid down in this tender document. Moreover, OEM has agreed to support on regular basis with technology/product updates and extend support for the warranty.

We further specifically certify that our organization has not been Blacklisted/Delisted or put to any Holiday by any Institutional Agency/Govt. Department/Public Sector Undertaking in the last three years.

The prices quoted in the financial bids are subsidized due to the academic discount given to NIBMG.

NAME & ADDRESS OF THE Vendor/Manufacturer/Agent	
Phone	
Fax	
E-mail	
Contact Person Name	
Mobile Number	
TIN Number	
PAN Number	
(In case of on-line payment of EMD) UTR No. (For EMD) DD/PO No. (for off-line)	

Note: This declaration sheet should be on the **Letterhead of the company** and should be signed by a person competent and having the power of attorney to bind the manufacturer. It should be included by the Bidder in its Technical bid.

(Signature of the Tenderer)

Name:
Seal of the Company

Format of Bank Guarantee

PROFORMA OF BANK GUARANTEE TOWARDS PERFORMANCE GUARANTEE

(On Non-judicial stamp paper of Rs.100.00)

Place :.....

Date.....

B.G. No:

Value: Rs.....

National Institute of Biomedical Genomics Post: N.S.S, Kalyani: 741 251

SUBJECT: BANK GUARANTEE OF RS... ..TOWARDS PERFORMANCE GUARANTEE
FOR

.....in National Institute of Biomedical Genomics, Kalyani, West Bengal.
(Name of Branch/Office)

Dear Sir,

WHEREAS (Name and address of contractor/vendor) (hereinafter called the Contractor) have
entered into contract for

..... (insert name of the contract) in National Institute of Biomedical Genomics, Kalyani, West
Bengal.as mentioned in the letter of intent and the correspondence and tender relating thereto which
is hereinafter referred to as "the said contract" and that the Contractor has agreed to produce a
Performance Guarantee amounting to 5% (five percent) of the contract to NIBMG for performing their
part of the contract obligations their liability ceases.

AND WHEREAS in terms of the said Contract, the contractor is required to furnish to NIBMG a
Guarantee of a Nationalized Bank for a value of Rs.....to be valid up to ().

AND WHEREAS (Name of Bank and its branch) having their office at (address) the Guarantor, at
the request of the contractor hereby furnishes a guarantee in favour of NIBMG and Guarantees in the
manner hereinafter appearing.

In consideration of the premises, we (name of bank and its branch) having our office at (address)
hereafter called the "Guarantor" (which expression shall include its successors and assigns) hereby
expressly, irrevocably and unreservedly undertake and guarantee that if the Contractor fails to
execute the work according to his obligations under the said contract, then notwithstanding any
dispute between NIBMG and the contractor the Guarantor shall, without demur and without reference
to the contractor pay to NIBMG immediately any sum claimed by NIBMG under the said contract up
to a maximum amount of Rs..... (Rupees
..... only).

In case the amount demanded by NIBMG is not paid within 48 hours of receipt of demand, the
Guarantor agrees to pay the aforesaid amount of Rs..... (Rupees
..... only).

Such payment shall be notwithstanding any right the contractor may have directly against NIBMG
or any disputes raised by the Contractor with NIBMG or any suits or proceedings pending in any
competent court or before any arbitrator. NIBMG's written demand shall be conclusive evidence to
the Guarantor that such payment is payable under the terms of the Contract and shall be binding in
all respect on the guarantor.

The Guarantor shall not be discharged or released from this undertaking and Guarantee, by any arrangement, variations made between NIBMG and the Contractor and or indulgence shown to the contractor by NIBMG, with or without the consent and knowledge of the guarantor or by alterations in the obligations of the contractor by any forbearance, whether as to payment, time performance or otherwise.

This guarantee shall remain valid until or as may be caused to be extended by the contractor or until discharged by NIBMG in writing whichever is later.

a) This guarantee shall be a continuing guarantee and shall not be revocable during its currency except with the previous written consent of NIBMG.

b) This guarantee shall not be affected by any change in the constitution of the contractor, by absorption with any other body or corporation or dissolution or otherwise and this guarantee will be available to or enforceable against such body or corporation.

In order to give effect to this guarantee NIBMG will be entitled to act as if the Guarantor were the Principal debtor and the Guarantor hereby waives all and any of its rights or surety ship.

This guarantee shall continue to be in force notwithstanding the discharge of the contractor by operation of law and shall cease only on payment of the full amount by the Guarantor to NIBMG of the amount hereby secured.

This guarantee shall be in addition to and not in substitution for any other guarantee or security for the contractor given or to be given to NIBMG in respect of the said contract.

Any notice by way of request and demand or otherwise here under may be sent by post or any other mode or communication to the guarantor addressed as aforesaid and if sent by post it shall be deemed to have been given at the time when it would be delivered in due course of post and in providing such notice when given by post it shall be sufficient to prove the envelope containing the notice was posted and a certificate signed by an officer of NIBMG that the envelope was so posted shall be conclusive.

These presents shall be governed by and constructed in accordance with Indian Law.

Notwithstanding anything contained hereinbefore the liability of the guarantor under this guarantee is restricted to a sum of Rs.....

This guarantee will remain valid up to unless a demand or claim under this guarantee is made in writing on or before the guarantor shall be discharged from all liability under the guarantee thereafter.

Dated the.

For (Name of Bank) (Signature/s with designation/s of signatory/ies)
(Name and Stamp of Bank)

Place:.....

Date.....

7. Bill of Quantities & Cost Estimate

The BOQ below prices the turnkey scope within the sanctioned ceiling of Rs 5.00 Crore.

7.1 Abstract of Cost (Head-wise)

Sub Group	Description	Amount (Inclusive of all Taxes)
A	Lab Furniture & Safety	
B	Specialised Lab furniture & Safety	
C	Civil & Interior works	
D	Electrical & Power Backup	
E	HVAC & Ventilation	
F	Fire, Plumbing & Lab utilities	
G	IT / ELV / Security	
H	Branding, Graphics & Signage	
I	Design, PMC, Statutory & Contingency	
	Total with GST & Duties	

7.2 Detailed Bill of Quantities

A. LAB FURNITURE & SAFETY							
				Unit	Quantity	Rate (Inclusive of All Taes & Duties)	Amount (Inclusive of All Taes & Duties)
1	MOBILE ISLAND BENCH (LAB WORK TABLE)	Mobile island bench, epoxy-resin/granite worktop 1500x900x750-900mm adj., MS epoxy-powder-coated frame, under-bench mobile drawer+shutter unit, Lockable, service spine w/ reagent shelf, 4/6 elec + 1 data point (Molecular Labs 1-7)		No.	57		
2	SENIOR CUBICLE FURNITURE SET	Work station 1200X600X750 w/ privacy screen, CPU holder, raceway, Side storage or side unit 900 X 600X750, Under table storage pedestal. Lockable drawers		No.	11		
3	FOUNDER CABIN FURNITURE SET	Founder's cabin write-up desk 1500x750 w/ side storage unit & privacy (Sn.Cubicle + Side Unit). Lockable drawers		No.	3		
4	MOBILE PEDESTAL	Mobile under-bench drawer pedestal, 3-drawer, Lockable, epoxy PC, castors		No.	85		
5	WORKSTATION (EXECUTIVE TABLE SET)	Linear computational workstation 1200x600 w/ privacy screen, CPU holder, raceway		No.	85		
6	STORAGE	Full-height storage cabinet, glass shutter, lockable 900x450x2100		No.	22		
7	OVERHEAD CABINET (One for each Workstation#5)	Overhead wall cabinet w/ sliding glass shutter & LED under-light 1300x370x450		No.	85		
8	REAGENT RACK	Reagent rack / open shelving unit, MS epoxy PC		No.	20		
9	MOBILE TROLLEY	Mobile instrument / sample transport trolley, 3-tier SS		No.	12		
10	FOUNDER CHAIR	High Back with head rest, Mesh back chair. PU foam or Fabric'		No.	3		

11	SENIOR CUBICLE CHAIR	High back, Mesh back chair. PU foam or Fabric	No.	11		
12	ROUND TOOL	Height-adjustable lab stool	No.	38		
13	EXECUTIVE CHAIR	Mid back, Mesh / PU foam OR fabric	No.	22		
14	CONFERENCE CHAIR	High back, PU, Leatherite, crome finish	No.	10		
15	RECEPTION WAITING CHAIRS	Hard back non mobile waiting chair	No.	8		
16	2 SEATER SOFA SET	Branded 2 seater sofa. Size as per layout. Upholstry Client to decide	No.	2		
17	PEG BOARD	Peg-board glassware drying rack, wall mounted	No.	8		
			Sub Total A			
B. SPECIALISED LAB FURNITURE & SAFETY						
14	BIO SAFETY CABINET	Biosafety Cabinet Class-II A2, 4ft, NSF-49	No.	3		
15	LAMINAR FLOW	Laminar Air Flow (horizontal), 4ft, SS304	No.	4		
16	PCR WKSTN	PCR / clean workstation, UV, HEPA	No.	5		
17	FUME HOOD	Fume hood, PP/epoxy liner, 4ft, w/ blower & scrubber provision	No.	2		
18	SAFETY SHOWER	Emergency safety shower + eyewash, hands-free	No.	3		
19	FIRST AID	First-aid & spill-kit station	No.	6		
			Sub Total B			
C. CIVIL & INTERIOR WORKS						
20	PARTITIONS, MOVABLE	ALL Inter Lab Partitions should be in a manner that when required the partition can be slided and folded on one or two side. The system should be customised with Alluminium framework, Accoustic infills and suitable hardwares to functionall serve the purpose. Specification approval to be taken before procuring	Sqm	275		
21	GLAZED PARTITION	Providing, fabricating and installing fixed 12 mm thick toughened clear glass partition with approved powder-coated/anodized aluminium framework of suitable sections, including aluminium channels, mullions, transoms, pressure plates, cover caps, EPDM gaskets, rubber beading, structural silicone sealant, stainless steel fasteners, anchor bolts, brackets and all necessary accessories, complete with edge polishing, cutting to required sizes, alignment, levelling and secure fixing, excluding glass door and associated hardware, including all materials, labour, tools, lifting, scaffolding (where required), protection of adjacent finishes, cleaning and handing over complete as per approved drawings, manufacturer's specifications and EIC instructions.	Sqm	165		
22	Baffle / metal false ceiling, GI powder-coated including framing	Baffle / metal false ceiling, GI powder-coated including framing of approved make and installation procedure to be followed as per the Manufacturers guidance and method suggested. Design and colour approval to be taken before procurement.	Sqm	110		

23 A	GYPSUM CEILING	GYPSUM CEILING : Providing & fixing suspended false ceiling using 12.5mm thick gypsum boards confirming to IS 2095-1982 and GI framework of make, Gyp steel system or approved equivalent comprising of following,1. GI perimeter channel of min.0.55mm thick having one flange of 20mm, another of 30mm and web of 27mm fixed to brick wall partition along periphery of ceiling with the help of nylon sleeves and screw sat 610mm c/c2. GI intermediate channel (size, 45mm web, two flanges each of 15mm & thickness min.0.9mm) suspended from the soffit / ceiling at 1200mm c/ c spacing,3. GI ceiling sections of min.0.55mm thick having knurled web of 51.5mm and two flanges each of 26mm with leaves of 10.5mm fixed to intermediate channel with the help of connecting clip at direction perpendicular to the intermediate channel at spacing of 600 mm c/c,4. GI suspender angle of 25mmx10mm and thk.0.55mm at spacing of 600mm c/c, fixed to the ceiling / soffit using GI cleat angle 25mm x 25mm,0.55mm thk. or approved quality clamps. Cleat angle to be fixed to the ceiling / soffit using 6mm dia anchor fastener. Gyp boards with tapered edges to be screwed to the framework with 25mm long GI screws at 230 mm c/c. Gyp boards are to be joined and finished so as to have flush look which includes filling and finishing the tapered and square edge of the boards with the approved quality joining compounds and paper tape as per the manufacturer's specifications. The work also includes vertical drops, curvature, cutting of gyp boards & frame work and providing cut outs / openings and additional supports wherever required for the fixing of ceiling fixtures like, lights,A.C grills, sprinklers, smoke detectors, curtain tracks etc.(Mode of measurements : Only the exposed area of gypsum board shall be measured for payment)	Sqm	315		
23 B	MODULAR GRID CEILING	Supply, fabrication and installation of 600 × 600 mm clip-in metal false ceiling comprising 0.6 mm thick electro-galvanized steel (GI) powder-coated ceiling panels with factory-applied polyester finish as per approved colour, suspended from the structural slab using hot-dip galvanized suspension system consisting of main runners, cross tees, hanger rods, clips, perimeter wall angles and all necessary accessories. The work shall include providing cut-outs and reinforcements for light fittings, diffusers, return air grilles, sprinklers, detectors, speakers, access panels and other MEP	Sqm	570		

			services, including alignment, levelling, fixing, making good around openings and complete installation as per approved drawings and manufacturer's specifications. Lift and shift included in rate.				
24	EPOXY FLOORING	Providing and applying seamless self-levelling epoxy flooring system of approved make comprising thorough surface preparation by mechanical grinding, crack and surface defect repairs using epoxy mortar, application of epoxy primer, epoxy screed wherever required, followed by self-levelling solvent-free epoxy topping of minimum 2.0 mm finished thickness in approved colour, complete with protective polyurethane top coat where specified. The flooring system shall provide a seamless, dust-free, abrasion-resistant, chemical-resistant and easy-to-clean finish suitable for laboratories, AI Labs, UPS Rooms and technical spaces. The work shall include all materials, labour, machinery, masking, protection, curing, testing, cleaning and handing over complete in accordance with the manufacturer's specifications, approved drawings and the EIC instructions. LOCATION - MAIN LAB	Sqm	470			
25	VITRIFIED TILES FLOOR	Providing labour, materials and machinery for laying approved BRAND N vitrified/porcelain tiles or EQUIVALENT of approved size, colour and finish over a prepared cementitious substrate using polymer-modified tile adhesive conforming to IS 15477 (Type C2TE or equivalent), including surface preparation, levelling, cutting, edge finishing, laying to true line, level and pattern, maintaining uniform joints of 2–3 mm, filling joints with approved polymer-based grout of matching shade, cleaning, protection, curing where required, and handing over complete. The rate shall include tile adhesive, grout, spacers, movement joints, edge trims wherever required, wastage during cutting, labour, Lift & shift, tools, consumables and all incidental works in accordance with the manufacturer's specifications, approved drawings and the EIC instructions. Basic Rate of Tile : Rs.150/- per sqft. Areas considered: other than labs.	Sqm	600			
26	FEATURE WALL	Wall carpentry: MDF fluted/laminate panelling, back-painted glass feature walls as per design provided by NIBMG	Sqm	160			

27		Reception DESK	Reception desk with Logo as per the design provided by NIBMG	LS	1		
28		WALL & CEILING PAINTING	Providing and applying 2–3 coats of <u>Premium Interior Emulsion</u> washable, stain-resistant, fungus and mildew resistant, low VOC, rich matt finish acrylic emulsion paint over one coat of Interior Water-Based Primer, applied on 2–3 coats of White cement-based wall putty with polymer additives to achieve a smooth and uniform surface finish on internal walls and ceilings. The scope shall include thorough surface preparation, cleaning, removal of loose particles, crack filling (up to 3 mm width) using approved acrylic crack filler, putty application, sanding, primer, finishing coats, masking, protection of adjoining surfaces, providing and removing scaffolding, touch-up, cleaning and handing over complete in accordance with the manufacturer's specifications, approved drawings and the EIC instructions.	Sqm	1800		
29		DOORS	Providing, fabricating and fixing 40 mm thick solid core BWP grade flush door shutter finished on both sides with approved natural wood veneer of approved species, shade and grain pattern, bonded with approved adhesive and finished with matching hardwood edge lipping, complete with PU/melamine polish as specified. The door shall be installed in a seasoned hardwood solid wood frame of minimum size 100 × 75 mm (or as per approved drawings), treated with anti-termite and preservative coating, including necessary holdfasts and architraves. The shutter shall be complete with Dorset premium hardware comprising SS 304 ball bearing butt hinges (minimum 4 Nos.), mortise lock with cylinder, lever handle set, door closer, magnetic door stopper/floor-mounted door stopper, concealed tower bolt, rubber door silencers, all screws, fixing accessories and other necessary hardware. The work shall include cutting, fitting, alignment, polishing, making good to adjoining finishes, protection, cleaning and completion of the work in accordance with approved drawings, manufacturer's specifications and the Architect's instructions. Glass for the Vision Panel also to be included. Lift and Shift included in rate.	No.	34		

		Providing, supplying, laying, testing and commissioning complete electrical installation comprising FRLS PVC/GI conduits, junction boxes, FRLS copper wiring, modular switches, sockets, switch plates, GI/PVC back boxes, MCB distribution boards with MCBs/RCCBs/RCBOs, earthing connections, cable dressing, ferruling, labelling, chasing, making good, testing and commissioning complete as required for Lab, and all other locations. Each Lab will Have the Following: Own DB, for Power and Light isolated from each other. Each Table will have 2 nos 16/6 AMP socket on a single circuit - RAW Switch Boards for each Lab will be controlled separately by a Light DB UPS - points 2 nos 16/6 AMP socket on a single circuit each table. ALL UPS circuits will come from a UPS Outgoing DB placed within the room. UPS will be placed at this location and it will derive Raw power from Electrical Room through an Incomer DB.				
31	ELECTRICAL WORKS	Providing, supplying, laying, installing, testing and commissioning dedicated UPS and Raw Power electrical points for All workstations, display systems, server/network equipment, presentation systems and associated laboratory equipment, comprising FRLS copper wiring of approved sizes in heavy-duty PVC/GI conduits, modular sockets, switches, industrial sockets where required, back boxes, junction boxes, MCB protection, earthing, circuit identification, labels, cable terminations, testing and commissioning complete. The work shall include segregation of UPS and Raw Power circuits, all conduits, fittings, accessories, making good of disturbed surfaces, documentation and handing over complete in accordance with approved drawings, relevant IS Standards, local electrical authority regulations and the EIC instructions. This will be the general arrangement for all Labs and all Tables. For Conference it will be n/2 Scope also includes providing all Type of Power points required for functioning of all Equipment, RAW & UPS power as required for the Project.	LS	1		
32	POWER & LIGHT POINTS	Power & lighting wiring, FRLS, in raceway/conduit, including Modular switches	Point	330		

33	LIGHT FIXTURES	LED luminaires (troffer/down/clean-room), including emergency circuit Providing, supplying, installing, testing and commissioning complete LED lighting system including LED panel lights, COB type for recessed/surface downlights, decorative lights, strip/cove lights where required, drivers, mounting accessories, suspension/fixing hardware, connectors, wiring from nearest junction box, testing and handing over complete. Final fixture type, colour temperature and finish shall be as per EIC approval. Bidder will submit the TDS for light fixtures proposed and the distribution in such a manner that 400 lux is average level on all work surfaces, 150lux minimum at floor at all open areas, 6000K or as directed by EIC. Accent lights like coves, spots, wall washers may also be used to increase the aesthetic appeal. Proposal to be pre approved by EIC. These may be 3000K. Panel lights on Grid Ceiling should be suspended separately with support from mother ceiling such that wt of light fixtures are not on the ceiling. For other fixtures on Grid ceiling, a 6mm ply should be used, full tiles size, and fixture supported accordingly. Contractor is expected to submit a conceptual Drawing showing the light fixtures and distribution. Along with the bid.	Nos	520		
34	ONLINE UPS	Online UPS 10 KVA/1000 sqft, batteries (~40 KVA) — clean power to PCR/compute/critical	KVA	40		
35	POWER BACK UP	Power back-up: ACOS/changeover & tie-in to building DG, sub-main to critical loads	LS	1		
36	EARTHING	Earthing (dedicated equipment/clean earth pits) + surge protection	LS	1		
37	ISLAND TABLE SPINE DROPS	All island tables will have spine drop mechanism to enable power and allied connections to these tables	LS	1		
			SUB TOTAL D			
E. HVAC & VENTILATION						
38	VRV based Cassette Air Conditioning System					
		The work under this section shall comprise the Supply, Installation, Testing and Commissioning (SITC) of Inverter Split Type Cassette Air Conditioning Systems, complete in all respects, for providing air conditioning to the areas indicated in the drawings and schedules.				

		The scope shall include supply and installation of indoor cassette units, outdoor condensing units, decorative panels, wired/wireless controllers, refrigerant copper piping with nitrile rubber insulation, condensate drain piping, interconnecting power and control cabling, weatherproof isolators, outdoor mounting structures, vibration isolation pads, earthing, supports, sleeves, core cutting, fire stopping, pressure testing, vacuuming, refrigerant charging (where required), testing, commissioning and handing over of the complete installation. The contractor shall furnish all labour, materials, tools, equipment, consumables and accessories whether specifically mentioned herein or otherwise required for the satisfactory completion of the installation in accordance with the manufacturer's recommendations, relevant Indian Standards, CPWD General Specifications for HVAC Works, NBC, and the latest applicable codes of practice.				
		The quoted rates shall be deemed to include all accessories and incidental works necessary for proper functioning of the air-conditioning system including transportation, unloading, lifting, storage, installation, alignment, testing, balancing where applicable, commissioning, submission of as-built drawings, O&M manuals, training of owner's personnel and warranty obligations. Unless otherwise specified, all air-conditioning equipment shall be Mitsubishi Electric (or approved equivalent, if the tender permits), inverter-duty, factory assembled, factory tested and suitable for operation under Indian tropical climatic conditions.				
		Units shall be Inverter Duty, 5-Star (or latest available BEE rating where applicable). Refrigerant shall be R-32 or the manufacturer's recommended low-GWP refrigerant, unless otherwise specified. Copper tubing shall be Type L hard-drawn complete with Class-O nitrile rubber insulation. All brazing shall be carried out under nitrogen purge. The contractor shall perform nitrogen pressure testing, triple evacuation and commissioning in accordance with the manufacturer's recommendations. Outdoor supports shall be hot-dip galvanized or epoxy-coated MS, suitable for the installation environment. The quoted rates shall include all consumables, lifting, transportation,				

			testing, commissioning, statutory clearances (if any), and warranty obligations. Three-year comprehensive warranty and five-year compressor warranty, or as required by the project specifications.				
			Supply, Installation, Testing & Commissioning (SITC) of Ceiling Cassette Split Air Conditioner complete with indoor unit, outdoor condensing unit, decorative panel, wired controller, factory charged refrigerant, all standard accessories and warranty.				
			4TR (LAB 01)	Nos	2		
			3TR x 1 each for Lab 06	Nos	1		
			2TR x 2 each for Lab 02,03,04,05,07,	Nos	10		
			2TR x1 each for Lab 08,09,10	Nos	3		
			1TR (Hi-Wall Type)	RO			
			For Shared Areas in between two passages 2TR x 3 Nos	Nos	3		
			Quoted price will include, but not limited to as follows:				
			Copper Refrigerant Piping comprising liquid and suction lines complete with Class-O nitrile rubber insulation, fittings, brazing under nitrogen, supports, clamps and accessories.	RM			
			uPVC Condensate Drain Piping complete with fittings, supports, insulation where required and connection to nearest drain.	RM			
			Outdoor Unit Mounting Structure fabricated from heavy-duty MS sections, hot-dip galvanized / epoxy painted including anchor fasteners and installation.	Set			
			Power Cable with HD PVC Conduit / Trunking from nearest electrical source to outdoor unit including terminations.	RM			
			Interconnecting Control & Power Cable between Indoor and Outdoor Units complete with conduit/trunking and terminations.	RM			
			Additional Refrigerant Charging (where piping length exceeds factory charge), Nitrogen Pressure Testing, Triple Vacuuming and System Commissioning.	LS			
			Weatherproof Rotary Isolator Switch near each outdoor unit complete with enclosure and mounting.	Nos			
			Rubber Anti-Vibration Pads for Outdoor Units.	Set			

			Core Cutting through RCC/Brick Walls/Slabs including making good after installation.	Nos			
			UL-approved Fire Stopping around pipe and cable penetrations through fire-rated walls/floors complete.	LS			
			Earthing for Outdoor Units complete with GI earth wire, earth electrode connection and accessories.	Nos			
			Testing, Commissioning, Performance Demonstration, Submission of O&M Manuals, As-built Drawings and Training of Client Personnel.	LS			
			The contractor shall verify layout, cable routing drawings and equipment schedule and submit proposed drawings for the intended system for approval by EIC prior to Execution. for approval.				
			Total Cost of Above VRV based Cassette Air Conditioning System	L.S	1		
		HVAC WORKS (Existing Modification)	The existing space has a AHU based, Ducted HVAC system covering the Lab Areas and Admin Areas. Central passage and existing Store etc do not have any HVAC system.				
			The existing Ducted system has to be retro fitted as per proposed layout such that a basic comfort cooling of 25 degrees (more or less is maintained at all times).				
			Contractor will study the existing systems and derive at a consolidated cost to run the existing system.				
			The contractor shall verify existing duct layout, cable routing drawings and equipment schedule and submit proposed drawings for the intended retrofit system for approval by EIC prior to Execution.				
			Total Cost of Above Retrofit as described above. Contractor may add items required but missed in the above.	L.S	1		
39			Fresh-air / exhaust with HEPA/pre-filter, ducting, diffusers	LS	1		
40			Fume-hood / BSC exhaust blowers, ducting to terrace, MOTORISED dampers	LS	1		
				Sub Total E			
F. FIRE, PLUMBING & LAB UTILITIES							
41		Addressable fire detection & alarm (smoke/heat, panel, hooter, MCP)	The Bidder will Study the existing Fire Alarm and Sprinkler System at the site location. Only Modification Works are expected to suit the new proposed layout subject to compliance of all norms and statute obligations The final modified installation shall comply with the latest editions of NBC 2016, IS 2189, relevant BIS Standards, local Fire Department regulations and the manufacturer's recommendations. The contractor shall verify detector				

			coverage and submit detector layout, cable routing drawings and equipment schedule for approval before execution.				
			Providing, Supplying, Installing, Testing & Commissioning of complete Fire Detection, Alarm & Portable Fire Fighting System complete as specified above.	LS	1		
42		FIRE EXTINGUISHERS CO2/ABC + hose reel + signage	Specific for LAB : Supply, installation, testing and commissioning of Clean Agent Fire Extinguisher, 4–6 kg capacity, suitable for electrical/electronic equipment and server/lab areas, filled with FK-5-1-12 / FE-36 clean agent, complete with wall mounting bracket, discharge hose/nozzle, pressure gauge, safety pin, identification label, operating instructions and commissioning certificate. Location: All Lab. Preferred make: Ceasefire / Kanex / Safex / NewAge.	LS	1		
43		LABORATORY PLUMBING WORKS	Lab plumbing: PP-R/CPVC supply + HDPE drain, epoxy sinks, gooseneck faucets, PRV. Specifications matching to Lab standards (Hot and Cold lines).	LS	1		
44		RO PLANT	RO + storage for lab-grade water, distribution to benches	LS	1		
				Sub Total F			
G. IT / ELV / SECURITY							
45		STRUCTURED CABLING DATA	220 Cat6 data outlets (ports) Average cable length: 45 m per port Cat 6A UTP cabling 24-port patch panels 42U floor rack 20% spare capacity in rack Includes testing and labelling Active equipment sized for 220 ports with redundancy	Point	220		
		PASSIVE COMPONENTS					
		Item Description		Unit	Qty		
		Cat6A UTP Cable	Specification	Box	33		
		Cat6A Information Outlet	305 m box	Nos	220		
		Face Plate	RJ45 Keystone Jack	Nos	220		
		Surface Box/Back Box	Single Port	Nos	220		
		Cat6 Patch Panel	As required	Nos	10		
		Cable Manager (Horizontal)	24 Port Loaded	Nos	10		
		Vertical Cable Manager	1U	Nos	2		

	Patch Cord (Workstation)	Rack Mount	Nos	220		
	Patch Cord (Rack Side)	Cat6A, 2 m	Nos	220		
	42U Network Rack	Cat6A, 1 m	Nos	1		
	Rack PDU	Floor Standing	Nos	2		
	Rack Fan Tray	8/12 Socket	Nos	1		
	Rack Shelf	4 Fan	Nos	2		
	Cable Ladder/Tray	Fixed	Lot	1		
	PVC/GI Conduit & Accessories	GI	Lot	1		
	Velcro/Cable Ties	Complete	Lot	1		
	Labels	Installation Accessories	Lot	1		
	Earthing Kit	Cable & Port Labels	Set	1		
		Rack Grounding				
	ACTIVE COMPONENTS					
	48-Port Gigabit Managed PoE+ Switch	Layer 2 Managed	Nos	5		
	24-Port Gigabit Managed PoE+ Switch	Layer 2 Managed	Nos	1		
	10G SFP+ Uplink Modules	Layer 2 Managed	Pair	5		
	OM4 Fiber Patch Cord	For Switch Interconnection	Nos	10		
	UPS	LC-LC	Nos	1		
	Firewall	Online 3–5 kVA	Nos	1		
	Router	Enterprise UTM	Nos	1		
	INSTALLATION & SERVICES	Enterprise Grade				
	Cable Laying		Port	220		
	Cable Dressing	Complete Installation	Lot	1		
	Termination	Rack & Work Area	Port	220		
	Fluke Testing	Patch Panel & IO	Port	220		
	Documentation	Cat6 Certification	Lot	1		
	Commissioning	As-built Drawings, Test Reports	Lot	1		
	CABLE QUANTITY CALCULATION	Complete System				
	220 ports × 45 m average = 9,900 m					
	Add approximately 10% wastage = 10,890 m					
	$10,890 \div 305 \approx$ 36 boxes					
	SWITCH SIZING					
	Required ports: 220					
	Installed capacity:					
	5 × 48-port switches = 240 ports					
	or 4 × 48-port + 2 × 24-port switches = 240 ports					

	This provides room for future expansion.					
46	CCTV IP surveillance, NVR, storage, cameras	32-IP Camera CCTV	No.	32	0	0
	CCTV	Providing, supplying, installing, testing and commissioning a complete IP-based CCTV Surveillance System comprising				
	PASSIVE COMPONENTS					
	Item Description	Specification	Unit	Qty		
	CAT6 UTP Cable	23 AWG, Solid Copper, LSZH, ANSI/TIA-568-C.2	Box (305 m)	12		
	24-Port CAT6 Patch Panel	Loaded with Keystone Jacks	Nos	2		
	CAT6 Keystone Jack	Toolless	Nos	32		
	Face Plate with Surface Box	Single Port	Nos	32		
	CAT6 Patch Cord (Rack End)	1 m Factory Molded	Nos	32		
	CAT6 Patch Cord (Camera End if required)	2 m	Nos	32		
	42U Floor Standing Rack	600×1000 mm with Fan & PDU	Nos	1		
	Horizontal Cable Manager	1U	Nos	4		
	Vertical Cable Manager	Suitable for Rack	Set	1		
	CCA-CONNECTORS	FOR CCTV	Nos	35		
	Rack Mounted PDU	8 Socket, 6A/16A	Nos	2		
	Cable Tray (GI Perforated)	150 mm Wide	Mtr	120		
	GI Raceway / PVC Trunking	50×50 mm	Mtr	250		
	Heavy Duty PVC Conduit	25 mm	Mtr	300		
	Flexible Conduit	25 mm	Mtr	60		
	Junction Box	Weatherproof IP65	Nos	32		
	Cable Ties	Nylon	Packet	10		
	Cable Identification Labels	Printed	Lot	1		
	Earthing Kit for Rack	Complete	Set	1		
	Rack Hardware Kit	Nuts, Bolts, Cage Nuts	Lot	1		
	ACTIVE COMPONENTS					
	24-Port Gigabit PoE+ Switch	Managed, 370W PoE+ Budget	Nos	2		
	Gigabit SFP Module	1G	Nos	2		
	Core Network Switch	8-Port Gigabit Managed	Nos	1		
	Network Video Recorder (NVR)	32 Channel, H.265+, Dual LAN	Nos	1		
	Surveillance HDD	10 TB Enterprise Grade	Nos	4		
	UPS	3 kVA Online with 30 Min Backup	Nos	1		

	HDMI Cable	3 m	Nos	1		
	32" LED Monitor	Full HD	Nos	1		
	Keyboard & Mouse	USB	Set	1		
	CCTV CAMERAS					
	Fixed Dome/Bullet IP Camera	5 MP, IR 30 m, PoE, WDR, Must Support ONVIF protocol	Nos	32		
	Camera Mounting Accessories	Brackets, Clamps, Fasteners	Lot	32		
	INSTALLATION, TESTING & SERVICES					
	Laying, Dressing & Termination of CAT6 Cable	Including Testing	Point	32		
	Installation of Cameras	Complete	Nos	32		
	Rack Installation & Commissioning	Complete	Job	1		
	Configuration of NVR & Switches	Complete	Job	1		
	System Testing & Commissioning	Complete	Job	1		
	Fluke Testing of CAT6 Cable	Test Report Included	Point	32		
	User Training & Documentation	O&M Manual	Job	1		
	TECHNICAL RECOMMENDATIONS					
	CAMERAS					
	5 MP IP Camera					
	H.265/H.265+					
	PoE (IEEE 802.3af)					
	IR Distance: 30 m					
	WDR: 120 dB					
	ONVIF Compatible					
	IP67 Housing					
	IK10 (for Dome Cameras)					
	PoE+ SWITCH					
	Layer-2 Managed					
	24 × 10/100/1000 PoE+ Ports					
	2 × SFP Uplink Ports					
	Minimum 370 W PoE Budget					
	VLAN, QoS, IGMP, STP/RSTP					
	NVR					
	32 Channel					
	H.265+					

		RAID Support (Preferred)				
		4 SATA Bays				
		HDMI 4K Output				
		Dual Gigabit LAN				
		STORAGE				
		For 32 cameras (5 MP) with 30 days continuous recording:				
		Recommended storage: 40 TB usable (e.g., 4 × 10 TB surveillance-grade HDD in RAID configuration as per project requirements)				
		CABLE CALCULATIONS				
		Average cable per camera: 85–100 m				
		Total CAT6 cable: 3,000–3,200 m				
		Cable boxes (305 m each): 12 boxes				
		Tender Deliverables				
		Manufacturer Authorization Certificate (MAF)				
		OEM Warranty Certificate				
		Fluke Test Reports				
		Camera Test Reports				
		As-built Drawings				
		Rack Layout				
		IP Addressing Scheme				
		Network Topology				
		Operation & Maintenance Manual				
		Three-year comprehensive warranty				
47		ACCESS CONTROL SYSTEM (Exact quantity IT department to confirm.)	BOQ is prepared for a 22-door IP-based Access Control System and includes all active equipment, passive components, installation, testing, and commissioning. Quantities are indicative and should be finalized after site verification.	No.	22	

	DOOR HARDWARE					
	IP Based Door Controller	2-Door Controller with TCP/IP Communication	Nos	11		
	Proximity Smart Card Reader	MIFARE/DESFire, IP65, LED & Buzzer	Nos	22		
	Electromagnetic Lock	600 lbs Holding Force	Nos	22		
	L Bracket for EM Lock	Suitable for Door Type	Nos	22		
	ZL Bracket (where required)	Suitable for Inward Opening Doors	Nos	22		
	Door Exit Push Button	Stainless Steel, NO/NC	Nos	22		
	Emergency Break Glass Unit	Resettable	Nos	22		
	Magnetic Door Contact Sensor	Surface Mounted	Nos	22		
	Door Closer	Heavy Duty	Nos	22		
	RFID Smart Cards	Printable MIFARE Cards	Nos	100		
	Card Holder & Lanyard	Standard	Nos	100		
	ACTIVE NETWORK COMPONENTS					
	24-Port Gigabit Managed PoE Switch		Nos	1		
	8-Port Gigabit Managed PoE Switch		Nos	1		
	SFP Module		Nos	2		
	Access Control Server/Workstation		Nos	1		
	Access Control Management Software (22 Doors License)		License	1		
	Online UPS 2 kVA		Nos	1		
	Network Surge Protector		Nos	2		
	PASSIVE STRUCTURED CABLING					
	CAT6 UTP Cable	23 AWG Solid Copper LSZH	Box (305 m)	8		
	24-Port CAT6 Patch Panel	Loaded	Nos	2		
	CAT6 Keystone Jack	Toolless	Nos	22		
	Face Plate with Surface Box	Single Port	Nos	22		
	CAT6 Patch Cord (Rack End)	1 m	Nos	22		
	CAT6 Patch Cord	2 m	Nos	22		
	18 AWG 2-Core Copper Cable	Lock Power Cable	Mtr	1,000		
	22 AWG 4-Core Shielded Cable	Reader Cable	Mtr	1,000		
	22 AWG 2-Core Cable	Door Contact	Mtr	600		
	22 AWG 2-Core Cable	Exit Button	Mtr	600		
	GI Perforated Cable Tray (150 mm)	Mtr	100			

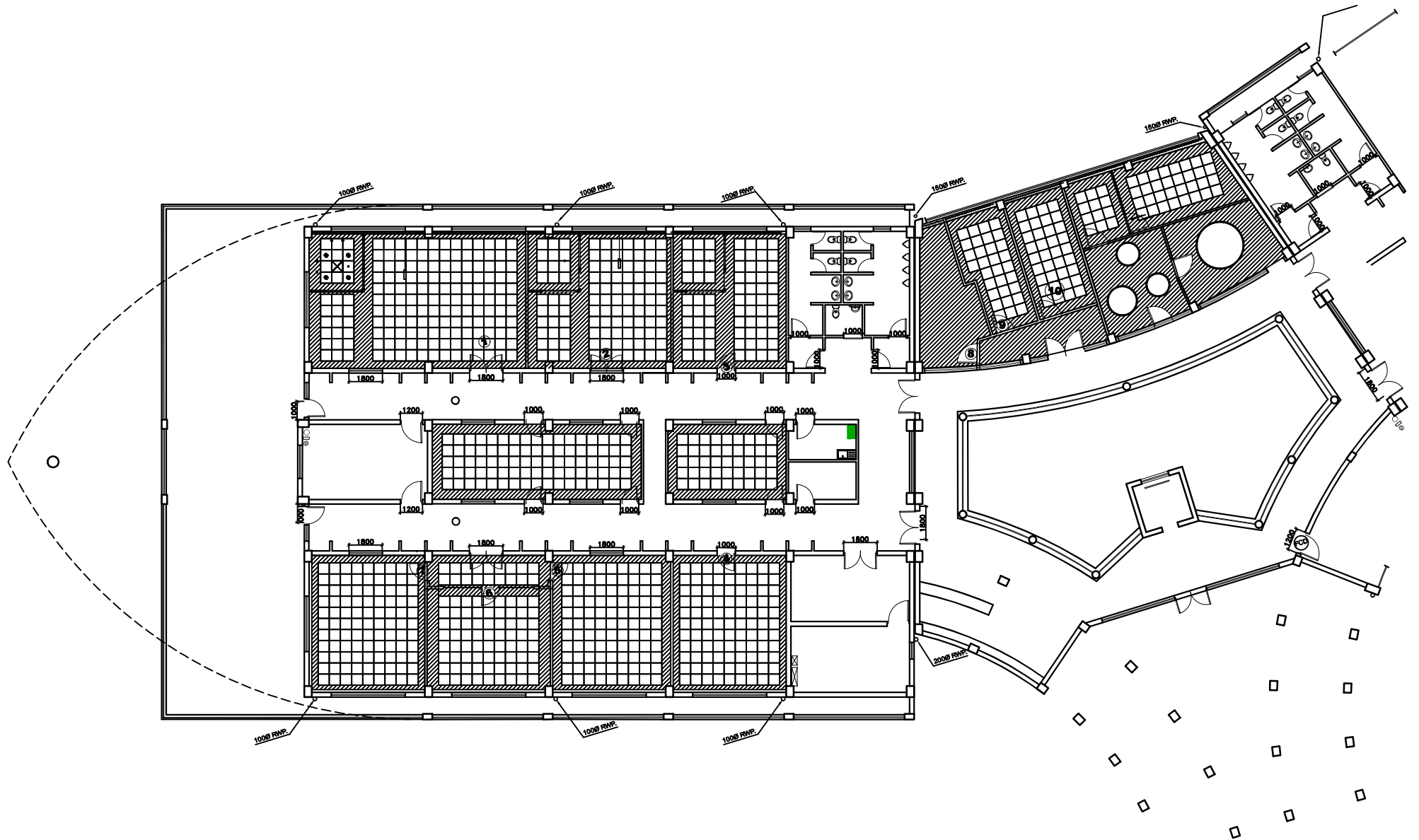
	PVC Raceway 50×50 mm	Mtr	200			
	Heavy Duty PVC Conduit (25 mm)	Mtr	250			
	Flexible Conduit	Mtr	80			
	Junction Boxes	IP65	Nos	22		
	Cable Identification Labels	Lot	1			
	Cable Ties, Ferrules, Saddles	Lot	1			
	RACK COMPONENTS					
	22U Floor Standing Rack		Nos	1		
	Horizontal Cable Manager		Nos	2		
	Vertical Cable Manager		Set	1		
	Rack PDU (8 Socket)		Nos	2		
	Rack Earthing Kit		Set	1		
	Rack Hardware Kit		Lot	1		
	INSTALLATION, TESTING AND COMMISSIONING					
	Supply, Laying & Termination of CAT6 Cable		Point	22		
	Supply & Installation of Door Controller		Nos	11		
	Installation of EM Lock		Nos	22		
	Installation of Card Reader		Nos	22		
	Installation of Exit Switch		Nos	22		
	Installation of Door Contact		Nos	22		
	Installation of Break Glass Unit		Nos	22		
	Controller Programming & Door Configuration		Job	1		
	Software Installation & Database Configuration		Job	1		
	Fluke Testing of CAT6 Cable		Point	22		
	System Testing & Commissioning		Job	1		
	User Training		Job	1		
	As-built Drawings & Documentation		Job	1		
	TECHNICAL SPECS RECOMMENDED					
	Door Controller					
	2-door IP controller					
	TCP/IP communication					
	Offline operation during network failure					

	Minimum 50,000 cardholder capacity					
	100,000 event buffer					
	AES encrypted communication					
	Card Reader					
	MIFARE/DESFire compatible					
	IP65-rated					
	LED and buzzer indication					
	Reading distance: 30–50 mm					
	RS-485 or OSDP communication preferred					
	Electromagnetic Lock					
	Holding force: 600 lbs (≈280 kg)					
	12/24 VDC					
	Built-in surge protection					
	Suitable for wooden, metal, or glass doors (with appropriate brackets)					
	Software					
	Unlimited users					
	Time attendance integration					
	Anti-passback					
	Visitor management support					
	Alarm monitoring					
	Event and audit reports					
	Multi-level user access					
	Network Equipment					
	Managed Gigabit PoE switches					
	VLAN, QoS, SNMP, STP/RSTP					
	Dual SFP uplink support					
	Tender Deliverables					
	Manufacturer Authorization Certificate (MAF)					
	OEM warranty certificate (minimum 3 years)					
	Product data sheets					

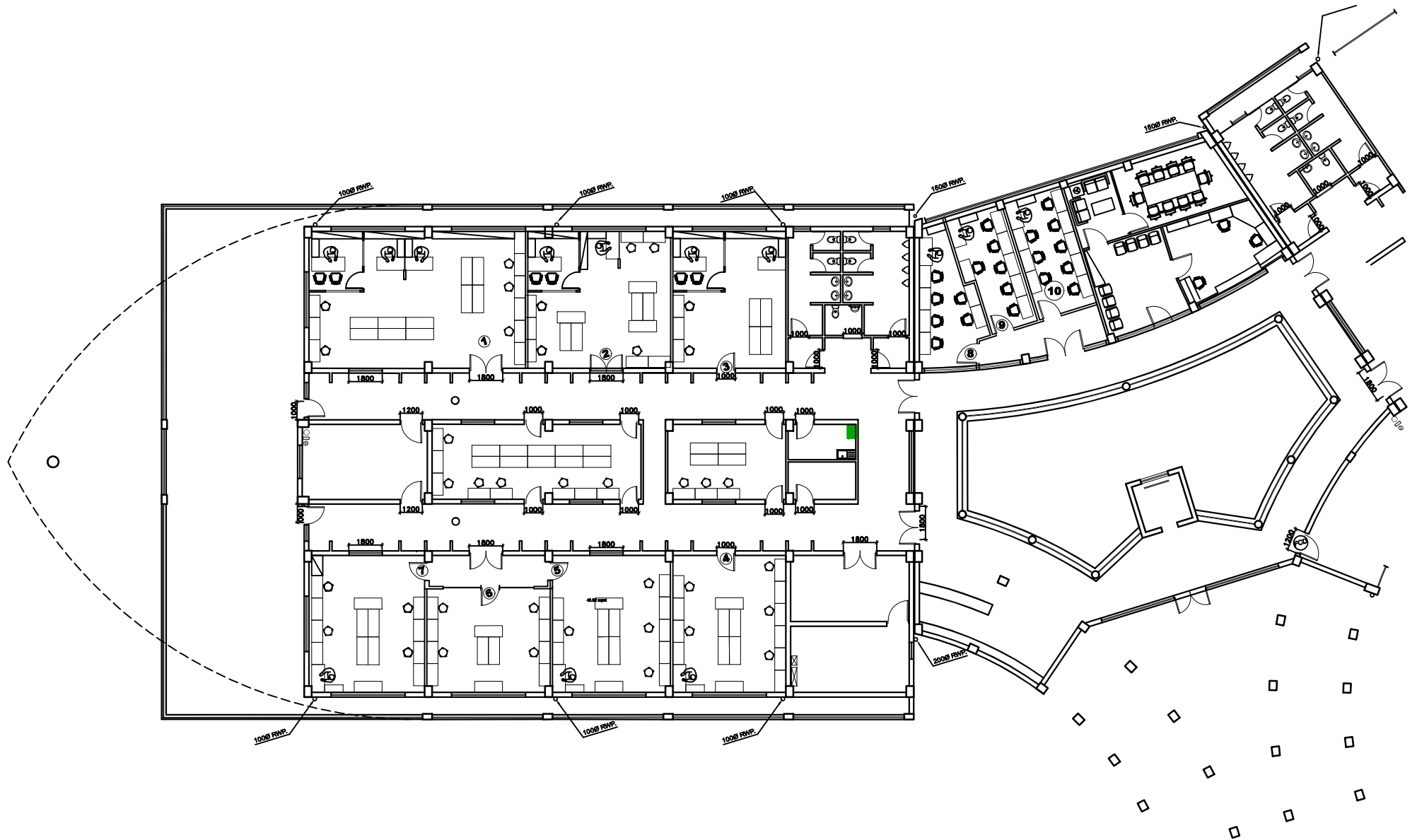
		Factory Acceptance Test (if applicable)					
		Fluke test reports for structured cabling					
		Controller configuration backup					
		Door numbering schedule					
		IP addressing scheme					
		Network topology					
		As-built drawings					
		Operation & Maintenance Manual					
		User training and commissioning report					
48		EPABX / telephone cabling & I/O as per institute	LS	1			
			Sub Total G				
H. BRANDING, GRAPHICS & SIGNAGE							
49		GRAHICS, SIGNAGE and ALLIED	Supply, installation, testing and commissioning of emergency lights, exit signages, rechargeable battery backup units, wiring and accessories complete as per the requirement of NIBMG. Work also include Designing, printing, supply and installation of Wall graphics on all walls necessary to uplift the overall aesthetics and mood of the work environment including the lab, common areas, passages, cafeteria etc as per the requirement of NIBMG	LS	1		
			Sub Total H				
I. DESIGN, PMC, STATUTORY & CONTINGENCY							
50		DESIGN & PMC SERVICES	Successful Bidder will render all design services that will include presenting options, discuss and finalise options, show relevant drawings in 3D and 2D for complete understanding of ideas as and when required, All execution works will be preceded with GFC drawing submission by Contractor and seek approval or otherwise as instructed by EIC time to time. Contractor has to appoint a full time Project Management personal who will ensure and implement agreed timelines, agreed quality and agreed quantity so that there is no or minimum acceptable variation in all aspects. The person will also be responsible to keep EIC updated on daily and weekly progress of works, track project timelines and seek permissions as and where required.	LS	1		
51		APPROVALS, EHS COMPLIANCE, TESTING, O&M	Statutory approvals, biosafety/EHS compliance, testing & commissioning, O&M manuals	LS	1		
52		CONTINGENCY	Contingency / provisional sum	LS	1		

53		BREAKOUT AREA INTERNAL	Design, Provide, Install all complete Breakout area furniture including work tables, Sinks, Work tops, Display, Storages, Seating arrangements, plumbing, electricals all complete as per EIC approval and acceptance. APROXAREA 330 Sft as shown in plan	LS	1		
54		BREAKOUT AREA EXTERNAL / OUTDOOR	Design, Provide, Install all complete Breakout area furniture including Seating arrangements, Foldable Umbrella shades, plumbing, electricals all complete as per EIC approval and acceptance. APROXAREA 330 Sft as shown in plan	LS	1		
				Sub Total I			
GRAND TOTAL (incl. GST)							

Note: Quantities are provisional and subject to final measurement at execution. Where base-building services (main HT/LT, transformer, DG, primary HVAC) already exist on the 4th floor, only tie-in / distribution will be priced.



FALSE CEILING PROPOSED



FURNITURES PROPOSED

**Basic Details**

Organisation Chain	National Institute of Biomedical Genomics (Department of Biotechnology) NIBMG-Administration and Finance NIBMG-Finance and Accounts		
Tender Reference Number	NIBMG/BIO-INCUB/2026-27/022		
Tender ID	2026_NIBMG_848239_1		
Tender Type	Limited.	Form of contract	Turn-key
Tender Category	Works	No. of Covers	2
Payment Mode	Offline	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No		

Payment Instruments

Offline	S.No	Instrument Type
	1	Direct Credit
	2	As Per Tender Document

Cover Details, No. Of Covers - 2

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical	.pdf	TENDER DOCUMENT
2	Finance	.xls	BOQ

Tender Fee Details, [Total Fee in ₹ * - 0.00]

Tender Fee in ₹	0.00		
Fee Payable To	NA	Fee Payable At	NA
Tender Fee Exemption Allowed	NA		

EMD Fee Details

EMD Amount in ₹	10,00,000	EMD Exemption Allowed	No
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	NATIONAL INSTITUTE OF BIOMEDICAL GENOMICS, KALYANI	EMD Payable At	KALYANI

Work / Item(s)

Title	NIBMG/BIO-INCUB/2026-27/022				
Work Description	Establishment of Bio-Incubation Facility On Genomics Data Science and Precision Biotherapeutics				
Pre Qualification Details	AS PER TENDER DOCUMENT				
Tender Value in ₹	5,00,00,000	Product Category	Miscellaneous Works	Sub category	AS PER TENDER DOCUMENT
Contract Type	Tender	Bid Validity(Days)	180	Period Of Work(Days)	120
Location	NIBMG KALYANI	Pincode	741251	Pre Bid Meeting Place	NA
Pre Bid Meeting Address	NA	Pre Bid Meeting Date	NA	Bid Opening Place	NIBMG KALYANI

Critical Dates

Publish Date	14-Aug-2026 06:00 PM	Bid Opening Date	05-Sep-2026 04:00 PM
Document Download / Sale Start Date	15-Aug-2026 09:00 AM	Document Download / Sale End Date	04-Sep-2026 03:00 PM
Clarification Start Date	15-Aug-2026 09:00 AM	Clarification End Date	28-Aug-2026 03:00 PM
Bid Submission Start Date	15-Aug-2026 09:00 AM	Bid Submission End Date	04-Sep-2026 03:00 PM

Tender Documents

NIT Document	S.No		Document Name	Description	Document Size (in KB)	
	1	Tendernotice_1.pdf		TENDER DOCUMENT	2444.79	
Work Item Documents	S.No		Document Type	Document Name	Description	Document Size (in KB)
	1	Tender Documents		TENDERDOCUMENT.pdf	TENDER DOCUMENT	2444.79
	2	Additional Documents		DeetailsDrawings.pdf	DRAWINGS	399.27

Tender Inviting Authority

Name	DIRECTOR
Address	NIBMG KALYANI

Tender Creator Details

Created By	Sujit Halder
Designation	Jr. Mgt. Assistant
Created Date	14-Aug-2026 03:47 PM