



भारतीय प्रबन्धन संस्थान राँची

(शिक्षा मंत्रालय, भारत सरकार के अधीन)

प्रबन्धन नगर, नयासराए मार्ग, राँची, झारखण्ड , पिन- ८३५ ३०३

INDIAN INSTITUTE OF MANAGEMENT RANCHI

(Under Ministry of Education, Govt. of India)

Prabandhan Nagar, Nayasarai Road,

Ranchi, Jharkhand, PIN - 835303

URL: www.iimranchi.ac.in

Email: purchase@iimranchi.ac.in

NOTICE INVITING E-TENDER

FOR

**Making the Building Management System Functional, Commissioning and Testing
Works at IIM Ranchi.**

Tender No. : IIM Ranchi/NIT/BMS/2026-27/39

Dated: 08.09.2026

NOTICE INVITING E-TENDER

NIT NO. IIM Ranchi/NIT/BMS/2026-27/39 Dated: 08.09.2026

The Indian Institute of Management Ranchi (IIM Ranchi) is seeking bids from prospective bidders for making the BMS functional, commissioning, and testing works.

E-Tenders are invited under two bid systems (both Technical and Financial) from reputed companies/agencies for **Making the Building Management System Functional, commissioning, and Testing work at IIM Ranchi**. The complete Tender document containing General Terms and Conditions, pre-qualification requirements, BOQ, the scope of work, Specifications, etc. are available at <https://eprocure.gov.in/eprocure/app> and our website <https://iimranchi.ac.in/tender/> for reference only.

To submit their tender, quote your lowest fees to be charged by the agency on the enclosed bill of quantity (BOQ)/ commercial proposal. The General terms & conditions of the work contract are also enclosed, which are binding to both IIM Ranchi and Bidder.

Name of work	:	Making the Building Management System Functional, Commissioning and Testing work at IIM Ranchi.
Earnest Money	:	Rs. 1,00,000/-
Total Estimated Cost	:	Rs. 47,17,935/-
Defect Liability/warranty	:	12 months from completion date
Bid Validity	:	90 days
Date of issue of tender document	:	08.09.2026
Bid Submission Start Date	:	08.09.2026
Date of Pre-Bid Meeting	:	15.09.2026 (11:00 am to 12:15 pm)
Last Date for Submission of Tender	:	29.09.2026 (15:00 hrs)
Date of opening of Technical Bid Opening	:	30.09.2026 (16:00 hrs)
Date of opening of Financial Bid Opening	:	Will be informed to the Bidders Qualifying the Technical Bid.
Starting of work	:	As agreed by IIM Ranchi and the agency

Sd/-

Issued by:
Administrative Officer - Purchase
Indian Institute of Management, Ranchi
(for & on behalf of the Director, IIM Ranchi)

Instructions for Online Bid Submission:

The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal. More on the CPP Portal may be obtained at: <https://eprocure.gov.in/eprocure/app>.

The offers submitted by Fax/email or physical document shall not be considered. No other correspondence will be entertained in this matter.

1. REGISTRATION

- a. Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <https://eprocure.gov.in/eprocure/app>) by clicking on the link "Online bidder Enrollment" on the CPP Portal which is free of charge.
- b. As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- c. Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- d. Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), with their profile.
- e. Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC's to others which may lead to misuse.
- f. Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

2. SEARCHING FOR TENDER DOCUMENTS

- a. There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.
- b. Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective 'My Tenders' folder. This would enable the CPP Portal to intimate the bidders through SMS / email in case there is any corrigendum issued to the tender document.
- c. The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

3. PREPARATION OF BIDS

- a. Bidder should take into account any corrigendum published on the tender document before submitting their bids.
 - b. Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
 - c. Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF/JPG formats. Bid
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documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.

- d. To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use “My Space” or “Other Important Documents” area available to them to upload such documents. These documents may be directly submitted from the “My Space” area while submitting a bid and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

4. SUBMISSION OF BIDS

- a. Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
 - b. The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
 - c. Bidder has to select the payment option as “online” to pay the tender fee / EMD as applicable and enter details of the instrument.
 - d. Bidder should prepare the EMD as per the instructions specified in the tender document. The original should be posted/couriered/given in person to the concerned official, latest by the last date of bid submission or as specified in the tender documents. The details of the DD/any other accepted instrument, physically sent, should tally with the details available in the scanned copy and the data entered during bid submission time. Otherwise the uploaded bid will be rejected.
 - e. Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. If the price bid has been given as a standard BoQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BoQ file, open it and complete the white coloured (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BoQ file is found to be modified by the bidder, the bid will be rejected.
 - f. The server time (which is displayed on the bidders’ dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
 - g. All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128 bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid openers public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.
 - h. The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
 - i. Upon the successful and timely submission of bids (ie after Clicking “Freeze Bid Submission” in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
 - j. The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.
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5. ASSISTANCE TO BIDDERS

- a. Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.
 - b. Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk.
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3. ELIGIBILITY CRITERIA:

Technical Criteria

3.1—Any specialised firms company registered under CPWD/ railways/ MES/ central PSUs/ or any Government department of **Class III and above Contractors/ OEMs/ reputed agencies** are eligible to apply.

3.2 The Bidder should have Experience of having successfully completed either of the following works in the similar nature (Building Management System repair/ AMC work only). The work orders/ completion certificates needs to be uploaded:

- Three (03) completed works each costing not less than **40%** (forty percent) of the tender value.

(Or)

- Two (02) completed works each costing not less than **60%** (Sixty percent) of the tender value.

(Or)

- One (01) completed works costing equal or not less than **80%** (Eighty percent) of the tender value.

3.3 The works should have been completed in last three (3) consecutive years.

3.4 The bidder should have been registered for a minimum period of 03 years.

3.5 PAN and GST Registration certificates

3.6 The bidder should submit the audited sheet of profit and loss statement for the last 03 financial years.

3.7 The bidder should have not been blacklisted by any State / Central Govt. Departments/ PSU/ Central PSUs/ Autonomous bodies / Institutions.

3.8 Acceptance of all Terms & Conditions certificate

3 A. Technical Bid

The following documents are to be furnished by the tenderer in Technical bid.

Sl. No	Description	Document s to be Submitted	Yes/No
1	Bidder should be a Proprietary / Partnership firm / Company. Joint ventures companies are not allowed.		
2	The bidders should not be blacklisted by any department of the Government of India in the past.		
3	Copy of last 3 years Audited Profit & Loss Account statements, Balance Sheets and ITRs of FYs must be attached as proof in support of this.		

4	Any specialised firms company registered under CPWD/ railways/ MES/ central PSUs/ or any Government department of Class III and above Contractors/ OEMs/ reputed agencies are eligible to apply. Documentary evidence be submitted/ uploaded.		
5	The Bidder should have Experience of having successfully completed either of the following works in govt. organization of a similar nature (Building Management System repair/ AMC work only). The work orders/ completion certificates needs to be submitted/ uploaded. - Three (03) completed works each costing not less than 40% (forty percent) of the tender value. (Or) - Two (02) completed works each costing not less than 60% (Sixty percent) of the tender value. (Or) - One (01) completed works costing equal or not less than 80% (Eighty percent) of the tender value.		
6	Copy of PAN and GSTIN		
7	Undertaking of site visit as per annexure IV		
8	Signed and Scanned Copy of Tender Acceptance Letter & Commercial-Bid Undertaking (Annexure- II)		

4. GENERAL TERMS & CONDITIONS

4 A. Bid Validity:

The submitted bid by the bidder shall remain valid for a period of **SIX MONTHS** from the date of opening of financial bid. The bidder shall be blacklisted from IIM RANCHI if a bidder withdraws his bid during the period of bid validity as specified in the bid form.

4 B. Rejection of Tender (s):

IIM RANCHI reserves the right to reject any or all the bids either in part or full relating to the work under this Tender Document without any reason whatsoever. IIM RANCHI reserves the right to accept or reject any or all tenders received by it without assigning any reason whatsoever. IIM RANCHI may also withdraw or cancel the tender either in part or in full to its sole discretion. IIM RANCHI also does not bind itself to accept the lowest bid.

4 C. Authorization:

Bidder signing the tender form or any other documents forming part of the contract on behalf of the Bidder shall be deemed to warrant that he has authority to bind the Bidder. Later, if it comes to light that the person signed had no authority to do so, IIM RANCHI may without prejudice to any other civil & criminal remedies cancel the tender and hold the Bidder liable for all costs, charges and damages.

4 D. Period of Execution of work:

The complete work along with trials should be completed within 90 days.

4 E. Compliance of statutory obligations:

The bidder will be required to comply with all statutory obligations from time to time applicable to this contract. In the event of violation of any contractual or statutory obligations by the bidder, the bidder shall be fully and solely responsible for the same. Further, in the event of any action, claim, damages, suit initiated against IIM RANCHI by any individual, agency or government authority due to acts of the bidder, the bidder shall be liable to make good / compensate such claims or damages to the IIM RANCHI. As a result of the acts of the bidder, if IIM RANCHI is required to pay any damages to any individual, agency or government authority, the bidder would be required to reimburse to IIM RANCHI such amount along with other expenses incurred by IIM RANCHI or IIM RANCHI reserves the right to recover such amount from the payment(s) due to the bidder while settling its bills.

4 F. Assignment and sub-contracting:

The successful bidder shall not assign, subcontract or sublet the whole or any part of the contract in any manner. In case of unavoidable circumstances, the successful bidder shall be able to do it with prior approval of IIM RANCHI. However, the work shall be sublet only to the party approved by IIM RANCHI.

4 G. Contract Agreement

If required by IIM RANCHI, the successful Bidder has to execute a Contract Agreement with IIM RANCHI on the non-judicial stamp paper of Rs. 500/- (Rupees five hundred only). The cost of stamp paper shall be borne by the successful Bidder. IIM RANCHI reserves the right to amend the terms & conditions of contract after mutual discussions and shall only be in writing.

4H. Safety code:

The Contractor at a prominent place at work spot should bring these safety provisions to the notice of all concerned by display on notice board. The persons responsible for compliance of the safety code shall be named therein by the contractor. All necessary personal safety equipment's as considered adequate by the Engineer should be kept available for immediate use of persons employed at the site and maintained in the good condition and the contractor should

take adequate steps to ensure proper use of equipment by those concerned.

4 I. The following additional items mentioned are also the integral part of the scope:-

- **Complete System Documentation:** Step-by-step Standard Operating Procedures (SOPs), complete "As-Built" architecture diagrams, points lists, wiring schedules, and sequencing logic descriptions.
- **Software Tools & Admin Access:** Unconditional delivery of system administrative passwords, programming software licenses, configuration files, and graphics libraries required for independent modification of the BMS system.
- **Tiered Training Program:** Structured classroom and hands-on site training customized separately for daily operators (guards/facilities team) and systems engineers.
- **Handover & Support Period:** A formal "shadowing" phase where the contractor/agency supervises the client's team running the live system before final sign-off with a fully structured BMS operation manual.
- On completion of works and before issuance of completion certificate, the contractor submits completion drawings to a complete set of originals (reproducible) & BMS software license in hardcopy and softcopy. i) As built GA and schematic layout drawings of all the components of BMS ii) Technical literature, test certificates, and operation and maintenance manuals for the entire components.
- The defect, whatsoever arise post completion of work, needs to be attended within 48 hrs of intimation. The escalation matrix for defect resolution with complete details be submitted with the technical bid.

4. J. Defect Liability Period:

The service provider must accept a defect liability period of 06 months post completion of the work and additionally 15 days trials period of operation. The new installed items/ spares shall have the standard warranty. The performance bank guarantee will be released after the defect liability period is over.

4 K. Indemnity

The agency shall indemnify and keep indemnified the Institute against all losses and claims for injuries and or damages to any person or property. The agency shall abide by and observe all statutory laws and regulations as applicable in matters of Labour Law, Factory Act, Explosive Act, Workmen Compensation Act, Royalty, Excise Duty, Works Contract etc. and shall keep the Institute indemnified against all penalties and liabilities of every kind for breach of any such statute ordinance or law/regulations or by laws. The bidder shall not employ child labour.

4 L. Termination of contract:

If the service provider is in default under any of the provisions of this Contract, including but not limited to:

- i. Failure to proceed with all or any part of the Contract or Contract work with due diligence or delay beyond acceptable time.
- ii. Any serious issue related to safety/critical complaints from the indenter about sub-standard work execution.
- iii. Any issue including technological failure, execution of marketing as per approved marketing plan, etc.
- iv. Failure to execute all or any part of the Contract or to perform any other obligations in accordance with the Contract.
- v. Refusal or neglect to make good of defective service or after being instructed to do so by IIM RANCHI.
- vi. Abandoning the Contract/work
- vii. Assigning or subletting any part of the Contract Scope of work without the prior written approval of IIM RANCHI.
- viii. Failure to comply with any Applicable Law.

Then, and in any such event and without prejudice to any other rights or remedies that IIM RANCHI may have, IIM RANCHI may issue the agency written notice describing the default. If the agency does not commence

remedy of the default within (10) Ten days after receipt of the notice, IIM RANCHI may terminate the Contract and may then complete or have others complete all such terminated work at the agency sole risk and cost.

4 M. Dispute Resolution

The Court of Jurisdiction shall be Ranchi for all purposes.

5. GENERAL SCOPE OF WORK

Making the Building Management System Functional, Commissioning & Testing at IIM Ranchi:

- Diagnostic audit of the existing BMS architecture — DDC controllers, field sensors, actuators and BACnet IP network — to identify hardware faults, communication failures and configuration errors.
- Rectification of identified faults at controller, sensor and network level, including restoration of BACnet IP communication between DDC panels and the central workstation, and correction of point-mapping errors.
- Recommissioning of all HVAC, electrical and utility systems integrated with the BMS to ensure stable, real-time data acquisition and control response.
- Development of dynamic, device-specific graphic mimic screens for all monitored/controlled equipment (AHUs, chillers, pumps, cooling towers, DDC panels) depicting live status, setpoints and alarms.
- Design and deployment of a centralized, role-based dashboard configured to client-specified KPIs for consolidated visibility of building performance and system health.
- Configuration of automated trend logs and historical/real-time reports (energy consumption, run-hour, alarm/event logs, equipment performance) and a searchable point/device library for ease of operation and maintenance.
- Preparation of as-built documentation, Operation & Maintenance manual, and hands-on training for facility operating staff.

Checking, Testing & Configuration of DDC Panels and Connected Field Devices

- Physical inspection of panel wiring, terminations, power supply (230V AC / SMPS), MCBs and I/O modules for damage, loose connections or corrosion.
 - Verification and correction of I/O point mapping between each DDC and its connected field devices (temperature, pressure, flow and level sensors, valve/damper actuators, VFDs, etc.).
 - Reconfiguration and calibration of control logic, setpoints, PID loops, interlocks and alarm thresholds as per the sequence of operation and site requirement.
 - Verification of BACnet IP communication between each DDC and the central BMS server, including network addressing, object mapping and polling stability.
 - Functional performance testing of each panel under live operating conditions, with a signed-off checklist per panel.
 - Scope covers 21 Nos. DDC panels installed across the plant rooms, AHU rooms and utility areas of the IIM Ranchi campus.
 - The BMS work shall also include following civil and electrical work , these are part of the scope of work:
Opening /Closing / Making hole in existing Masonry wall/ Concrete / Glass structure to facilitate entry and exit of duct / pipe work and finishing it as in good condition.
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Schedule for Additional Hardware, Sensors & Cables (Billed on Actuals)

During troubleshooting, testing and commissioning, if any additional hardware, sensors, field devices or cabling are found necessary beyond the existing installation, the same shall be supplied, installed, tested and commissioned strictly on the basis of actual requirement/consumption with approval from the institute.

S.No.	Description	Unit	Anticipated Quantity	Category
1	DDC Controller with I/O module, expandable per I/O summary — minimum 32-bit dual-microprocessor standalone controller on TCP/IP, BACnet/IP, integral web browser, calendar function (day/month/week/year), real-time clock, 1-second scan time; peer-to-peer capable without router/PC; lockable powder-coated cabinet with connector strip, internal wiring, step-down transformer and MCB.	Nos	12	Hardware
2	UL-listed, BTL-certified Hardware Interface / Soft Integrator with inbuilt web browser for open-protocol third-party integration; same make as DDCs, with all necessary ports for software integration.	Nos	1	Hardware
1	Immersion-type Temperature Sensor with Well	Nos	5	Sensor
2	Ultrasonic Water Flow Meter, Pipe Dia. 250 mm	Nos	5	Sensor
3	Outside Air Temperature + Humidity (RH) & Wet-Bulb Sensor, with sun-shield and rain protection	Nos	5	Sensor
4	Water Bi-Level Switch for Cooling Tower level status	Nos	3	Sensor
5	Differential Pressure Switch across Pump (status indication)	Nos	4	Sensor
6	Differential Pressure Switch across Fan Blower (status indication)	Nos	4	Sensor
7	Pressure Sensor for line pressure in Hydrant / Sprinkler lines	Nos	4	Sensor
1	2-Core 1.0 Sqmm unarmoured ATC multistranded twisted unshielded signal cable	RM	1000	Cable
2	2-Core 1.5 Sqmm unarmoured ATC multistranded twisted shielded cable for third-party device integration	RM	1000	Cable
3	25 mm PVC medium-duty conduit	RM	1000	Cable

6. COMMERCIAL TERMS AND CONDITIONS

6 A. Terms of Payment

The lump sum charges will be paid on completion of entire work including trials of Building Management System.

6 B. Performance Guarantee (Security Deposit)

The L1 agency is required to maintain a security deposit of 3% of total amount quoted in financial bid till the period of defect liability.

6 C. Liquidated Damages for Delay/ Non-performance: In case of delay in completion of work, penalty equivalent to 0.1% of invoice value per week to a maximum of 10% of invoice value will be applicable. The pending work may be undertaken at the risk and cost of the L1 agency, if the case arises. The penalty(ies) will be decided by the institute & binding on the agency.

6 D. Financial Bid

Financial bid of only technically qualified bidders shall be opened. Technically qualified bidders shall be intimated through notification or email by IIM RANCHI. The date and time of opening the financial bid shall be communicated to the eligible bidders.

- i. The bidders have to submit the financial bid only as per the format/template given as Annexure-III in this Expression of Interest. Any other format for submission of financial bid shall be out rightly rejected without any further reference to the bidders.
- ii. In case if the financial bid is found to be altered/modified in any manner, tender will be completely rejected, and bidder is liable to be blacklisted from doing business with IIM RANCHI.
- iii. Do not quote price in the Technical Bid or elsewhere it would lead to bid getting disqualified without any further reference to the bidders.
- iv. The rate must include all the applicable taxes and duties, fees and any other charges indicating GST, as applicable.
- v. IIM RANCHI reserves the right to negotiate the quoted rate with the successful bidder.

9. Evaluation Criteria and Award of Work:

- Only technically qualified bidders will be considered for the financial bid round.
- The letter of award will be placed to the agency quoting the lowest financial bid (L1) under LCS method.

The decision of the Director, IIM RANCHI, will be final and binding to all for interpretation of any ambiguity.

Annexure-I

e-Tender no: IIM Ranchi/NIT/BMS/2026-27/39

Dated: 08.09.2026

Sl. No.	Description	Submitted (Page no.)	Yes/ No
1.	Name of Tendering Agency		
2.	Name of the Proprietor/ Director/ Partner		
3.	Full Address of registered office with pin code		
4.	Mobile number of three top officials with name and designation		
5.	E-mail ID of the three top officials with name		
6.	Website of the agency, if any		
7.	Name and designation of authorized person with mobile number (authorization letter to be enclosed)		
8.	Bidder should be a Proprietary / Partnership firm / Company. Joint ventures companies are not allowed.		
9.	The bidders should not be blacklisted by any department of the Government of India in the past.		
10.	Copy of last 03 years Audited Profit & Loss Account statements, Balance Sheets and ITRs of FYs must be enclosed as proof in support of this.		
11.	Any specialised firms company registered under CPWD/ railways/ MES/ central PSUs/ or any Government department of Class III and above Contractors/ OEMs/ reputed agencies are eligible to apply. Documentary evidence be submitted/ uploaded.		
12.	The Bidder should have Experience of having successfully completed either of the following works in the similar nature (Building Management System repair/ AMC work only). The work orders/ completion certificates needs to be submitted/ uploaded. - Three(03) completed works each costing not less than 40% (forty percent) of the tender value.(Or) - Two(02) completed works each costing not less than 60% (Sixty percent) of the tender value. (Or) - One(01) completed works costing equal or not less than 80% (Eighty percent) of the tender value.		
13.	GST & PAN		
14.	Escalation matrix with complete details for the defect resolution		
15.	Undertaking of Site visit as per annexure IV		
16.	Signed and Scanned Copy of Tender Acceptance Letter & Commercial-Bid Undertaking (Annexure- II)		

- The EOI with documents NOT matching with above eligibility criteria and incomplete documents will be declared as “Not eligible”.
- All documents shall be attested by the authorized signatory, stamped, serially numbered.

Annexure-II

TENDER ACCEPTANCE LETTER

e-Tender no: IIM Ranchi/NIT/BMS/2026-27/39 Dated: 08.09.2026

(To be given on Company Letter Head)

To
The Administrative Officer (Purchase)
IIM RANCHI

Date:

Sub: Acceptance of Terms and Conditions of Tender & Commercial bid undertaking.

Dear Sir,

We have downloaded / obtained the tender document(s) for the above mentioned 'Tender/Work' from the web site(s) of IIM RANCHI www.iimranchi.ac.in

Name of Tender: _____

As per the advertisement, given in the above-mentioned website(s).

We hereby certify that:

1. We have read the entire terms and conditions of the tender documents (including all documents like Formats, schedule(s), etc.), which form part of the contract agreement and I / we shall abide hereby by the terms / conditions / clauses contained therein.
2. The corrigendum(s) issued from time to time by IIM RANCHI too have also been taken into consideration in its totality / entirety, while submitting this acceptance letter.
3. We have not tampered/modified the downloaded Commercial bid template from CPP portal in any manner.
4. We offer to work at the rates as indicated in the Commercial Bid, inclusive of all applicable taxes including GST component.
5. We do hereby declare that our Firm has not been blacklisted/debarred by any Govt. Department/Public sector undertaking and there has been no litigation with any Government department on account of these services.

We certify that all information furnished by our Firm is true & correct and in the event that the information is found to be incorrect/untrue or found violated, then IIM RANCHI shall without giving any notice or reason therefore or summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit absolutely.

Yours Faithfully,

(Signature of the Bidder, with Official Seal)

Annexure: III

COMMERCIAL PROPOSAL FORM

(e-Tender no: IIM Ranchi/NIT/BMS/2026-27/39

Dated: 08.09.2026)

From: (Please, Indicate full name):

Date:

Signature:

Reference:

Herewith I confirm my intent on undertaking the work as per the provisions of tender document.

Given the above, please see below my commercial proposal: -

S.No.	Description of Work	Unit	Qty	Amount exclusive GST	Amount inclusive GST
1	Comprehensive Troubleshooting, Rectification, Reconfiguration & Recommissioning of the Existing Building Management System (BMS) – Diagnostic audit of the existing BMS architecture — DDC controllers, field sensors, actuators and BACnet IP network — to identify hardware faults, communication failures and configuration errors. – Rectification of identified faults at controller, sensor and network level, including restoration of BACnet IP communication between DDC panels and the central workstation, and correction of point-mapping errors. – Recommissioning of all HVAC, electrical and utility systems integrated with the BMS to ensure stable, real-time data acquisition and control response. – Development of dynamic, device-specific graphic mimic screens for all monitored/controlled equipment (AHUs, chillers, pumps, cooling towers, DDC panels) depicting live status, setpoints and alarms. – Design and deployment of a centralised, role-based dashboard configured to client-specified KPIs for consolidated visibility of building performance and system health. – Configuration of automated trend logs and	Job	1		

	historical/real-time reports (energy consumption, run-hour, alarm/event logs, equipment performance) and a searchable point/device library for ease of operation and maintenance. – Preparation of as-built documentation, Operation & Maintenance manual, and hands-on training for facility operating staff.				
2	Checking, Testing & Configuration of DDC Panels and Connected Field Devices – Physical inspection of panel wiring, terminations, power supply (230V AC / SMPS), MCBs and I/O modules for damage, loose connections or corrosion. – Verification and correction of I/O point mapping between each DDC and its connected field devices (temperature, pressure, flow and level sensors, valve/damper actuators, VFDs, etc.). – Reconfiguration and calibration of control logic, setpoints, PID loops, interlocks and alarm thresholds as per the sequence of operation and site requirement. – Verification of BACnet IP communication between each DDC and the central BMS server, including network addressing, object mapping and polling stability. – Functional performance testing of each panel under live operating conditions, with a signed-off checklist per panel. – Scope covers 21 Nos. DDC panels installed across the plant rooms, AHU rooms and utility areas of the IIM Ranchi campus.	Job	21		
3	DDC Controller with I/O module, expandable per I/O summary — minimum 32-bit dual-microprocessor standalone controller on TCP/IP, BACnet/IP, integral web browser, calendar function (day/month/week/year), real-time clock, 1-second scan time; peer-to-peer capable without router/PC; lockable powder-coated cabinet with connector strip, internal wiring, step-down transformer and MCB.	Nos	12		
4	UL-listed, BTL-certified Hardware Interface / Soft Integrator with inbuilt web browser for open-protocol third-party integration; same make as DDCs, with all necessary ports for software integration.	Nos	1		
5	Immersion-type Temperature Sensor with Well	Nos	5		

6	Ultrasonic Water Flow Meter, Pipe Dia. 250 mm	Nos	5		
7	Outside Air Temperature + Humidity (RH) & Wet-Bulb Sensor, with sun-shield and rain protection	Nos	5		
8	Water Bi-Level Switch for Cooling Tower level status	Nos	3		
9	Differential Pressure Switch across Pump (status indication)	Nos	4		
10	Differential Pressure Switch across Fan Blower (status indication)	Nos	4		
11	Pressure Sensor for line pressure in Hydrant / Sprinkler lines	Nos	4		
12	2-Core 1.0 Sqmm unarmoured ATC multistranded twisted unshielded signal cable	RM	1000		
13	2-Core 1.5 Sqmm unarmoured ATC multistranded twisted shielded cable for third-party device integration	RM	1000		
14	25 mm PVC medium-duty conduit	RM	1000		
Total Amount inclusive of GST					
Total Amount in words					

Note: (i) The selection of the successful bidder is on L1 basis (LCS method).

(ii) The payment will be made on the basis of works undertaken as mentioned in table, and actual spares used in hardware/ sensor/ cable etc. No additional payment/ other charges will be considered by the institute.

Yours Faithfully,

(Signature of the Bidder, with Official Seal)

FORMAT OF UNDERTAKING FOR SITE INSPECTION

(To be submitted on the letterhead of the bidder)

To
The Administrative Officer - Purchase & Stores
Indian Institute of Management Ranchi
Prabandhan Nagar, Nayasarai Road
Ranchi – 835303

I/we hereby give an undertaking for the given work as follows: -

Sub: Making the Building Management System Functional, Commissioning & Testing at IIM Ranchi.

I/we have inspected and examined the complete system of BMS and is / are satisfied before submitting our bid as to the nature and scope of work. I/we shall be responsible for arranging the required equipment/ items and execute the work as per the scope/guidelines. I/we shall be maintaining at our own cost all other requirements like tools, test equipment, safety gadgets, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents.

Submission of a bid by I/we implies that I/we have read this notice and all other contract/ tender document and has made myself / our self-aware of the scope and specifications of the work to be done and other factors having a bearing on the execution of the work.

Yours faithfully,

(Name & signature with stamp of the bidder)