



EMBASSY OF INDIA BEIJING
INVITES QUOTATIONS
FOR REPAIRING AND RENOVATION A-4 APARTMENT OF
RESIDENTIAL COMPLEX OF EMBASSY OF INDIA

TENDER NO. PEK/GEN/872/02/2024

LAST DATE FOR SUBMISSION OF BIDS

14 January 2025 UP TO 1500 HRS (BEIJING TIME)

DATE OF OPENING BIDS

17 January 2025 AT 1600HRS (BEIJING TIME)

EMBASSY OF INDIA BEIJING, NO.5, LIANG
MA QIAO BEI JIE, CHAOYANG DISTRICT,
BEIJING 100600. TEL-00-86-10-8531
2500/2501/2502/2503

Invitation for Bids

Embassy of India, Beijing invites Bids / Quotations from reputed agencies based in China with experience in repairing, maintenance and renovation of residential properties.

1. Notice Inviting Tender:

Sealed bids are hereby invited for hiring of an agency/company for the Repair and Renovation of A-4 of Residential Complex of Embassy of India, Beijing in Liang Ma Qiao Bei Jie, Chaoyang district, Beijing.

2. Eligibility criteria for bidders:

- a) The Company should have valid permit/license from a competent Chinese authority for dealing with leakages, repairing, maintenance and renovation of residential properties. A copy of the license and other relevant documents along with their original English translation should be submitted.
- b) The Company should be in operation in the related field for more than 3 (three) years and the company should have had average annual financial turn-over of RMB 75,000 (excluding VAT) or more on repair works during the immediate last three consecutive financial years. This should be duly audited/certified by a Chartered Accountant. Year in which no turnover is shown would also be considered for working out the average.
- c) The Company must have satisfactorily completed in the last five years (i) one similar work of value RMB 1,20,000/- or (ii) two similar works of value of each RMB 90,000 or (iii) three similar works of value of each RMB 60,000. Similar works means repairing and waterproofing building of residential apartments/independent villas.
- d) The Company should have sufficient number of well qualified engineer/technical staff and equipment for the proper execution of the contract. The applicant should submit a list of

these employees stating clearly how these would be involved in this work.

3. Scope of Work:

The whole project should observe strictly with GB 50210-2018 Standard for Construction Quality Acceptance of Building Decoration

Sr. No.	Description of work	Remark
a)	Replacement of pipelines (including valves)	<ul style="list-style-type: none"> • Replacement of all existing pipelines including sanitary pipelines • Replacement of heating radiators and heating pipelines <p>(brand of the heating radiator should be St. Lawrance or same level brand. Water and heating pipes and valves brand should be LESSO, Rifeng or same level brand).</p>
b)	Carpentry work	<ul style="list-style-type: none"> • Repair/replacement of wooden floor and skirting of all rooms; the quality should be same as the existing ones. <p>(brand: ELIVIN, Nature Home or same level)</p>
c)	Tiling work	<ul style="list-style-type: none"> • Ceramic tiles for bathrooms' floor and wall <p>(brand for ceramic tiles: Hong Yu, Dong Peng or other same level, brand for floor drain: Submarine or same level brand, cement brand for tiling: Nippon or same level)</p>
d)	Plaster	<ul style="list-style-type: none"> • Painting all the walls and re-plastering wherever required <p>(the brand for surfactant, plaster and paint should be Nippon or same level)</p>

e)	Repair of ceiling and walls	<ul style="list-style-type: none"> • Repair of ceiling and walls wherever required • Painting of whole roof <p>(the brand for surfactant, plaster and paint should be Nippon or same level)</p>
f)	waterproofing	<ul style="list-style-type: none"> • Waterproofing the floor and walls of the kitchen and the bathrooms; the height of waterproofing layer of the walls should be 1.8M • All the water pipes should be waterproofed. (The waterproofing material brand should be Nippon) • The existing rooftop, patio and balconies waterproofing layer should be removed and paste with new waterproofing material, which should be Driental Yuhong SBS PMB-741 ONLY. • After the pavement of the waterproofing material, there should be a layer of ceramic tiles to protect the waterproofing material. • The drain at the rooftop should be redesigned and reinstalled in a more suitable place.(brand for ceramic tiles: Hong Yu, Dong Peng or other same level)

1. the quotation should be valid for 6 months

2. if the vendor plans to use brands other than these mentioned in the list, please note down the brand which s/he plans to utilize

3. all the glue utilized in this project should be environmental glue under the latest National Standard

4. Bid system:-

- i. Bidders shall submit their bid in a large sealed envelope superscribed (It should also be superscribed at the bottom left corner with the Full name, Postal address, Fax, E-mail, Telephone number of the bidder) with ***Tender Quotation for Repair and Renovation of A-4 Apartment of Residential Complex of Embassy of India, Beijing*** which shall have following three sealed envelopes inside:

Envelope A : Should contain the Bid Security Declaration (BSD) as per the enclosed format at Annexure III. The envelope should be superscribed as ***“BSD” with Company Name and Tender Quotation for Repair and Renovation of A4 Apartment of Residential Complex of Embassy of India, Beijing.***

Envelope B : Should contain the documents mentioned in Annexure II This envelope should be super-scribed as ***“Technical Bid ”. with Company Name and Tender Quotation for Repair and Renovation of A4 Apartment of Residential Complex of Embassy of India, Beijing.***

Envelope C : Should contain financial bid documents. This envelope should be super-scribed as ***“Financial Bid” with Company Name and Tender Quotation for Repair and Renovation of A4 Apartment of Residential Complex of Embassy of India, Beijing. Financial Bid must contain the lumpsum amount of all the works involved in the scope of work given above and a Certificate that cost of all the scope of work items have been included in the given quotation.***

- ii. The bidders should submit the bid in three separate sealed envelopes containing, BSD, Technical Bid and Financial Bid, with same being clearly superscribed on the envelopes.
- iii. Firstly, the envelope containing BSD will be opened. No bid will be accepted without BSD and will be rejected at once. Technical Bid of only those bidders will be opened who have submitted BSD. Then, Financial Bids of only the technically qualified bidders would be opened. The sealed bid shall be submitted to **The Head of Chancery, Embassy of India**

Beijing, No.5, Liang Ma Qiao Bei Jie, Chaoyang District, Beijing 100600; Contact person: Mr. Rahul Bagrania, Attache (Property), Phone No.0086-10-85312519. Email: admn2.beijing@mea.gov.in ; Chinese Contact person for site visit – Ms. Guo Wen, Local Property Assistant, Tel. No. 0086-10-85312539 Email: admn3.beijing@mea.gov.in.

- iv. The bid may be submitted by Hand or by courier. **Bids submitted by “Fax / E-mail” shall not be accepted.**
- v. Bid received after the closing date and time as prescribed in the tender notice, shall **NOT** be accepted under any circumstances.
- vi. Bid shall be opened on the date and time as given in the tender notice at **Embassy of India Beijing, No.5, Liang Ma Qiao Bei Jie, Chaoyang District, Beijing 100600**, in the presence of the authorized representatives of the companies, who may wish to attend.
- vii. The bid has to be submitted as per the format specified at ‘Annexure I and Annexure-II’.
- viii. Annexure I and supporting documents should be in one sealed envelope labeled “FINANCIAL BID”. Financial Bid must contain the lump-sum amount of all the works involved in the scope of work given above and a Certificate that cost of all the scope of work items have been included in the given quotation. Annexure II and supporting documents shall be in one sealed envelope labeled “TECHNICAL BID”. A CD/DVD containing the Technical Bid details and Thematic Diagrams in digital format should be enclosed in Annexure II. Annexure III with BSD should be put in third sealed envelope labeled “BSD”. The three envelopes should be put in a larger envelope/ packet on which the name of the company should

be mentioned. Kindly note that it is a two-part bid where financial bids shall be opened only of the technically qualified candidates.

- ix. In case any bid does not follow the process of segregating their bids in three separate envelopes, their BID shall be disqualified.
- x. The bids have to be submitted in English only.

5. Instructions for Financial Bid (Annexure I):

- a. The Annexure I for Financial bid should mention One Lump-sum amount for the complete description of work as mentioned in scope of work.
- b. The Financial bid should be attached with a certificate that cost of all the scope of work items have been included in the given quotation and each material/item part which is needed to be replaced while repairing and renovation of A-4 Apartment meets the Prescribed Quality Standards as per Beijing Local Laws.
- c. In case the material/item part is not mentioned in the Scope of Work, contractor will have to provide the specification and Embassy has the right to purchase them from any other vendor.
- d. The Bid Validity should be for a minimum period of 180 days

6. Instructions for technical bid (Annexure II):

- a. Contractor shall attach relevant documents, like Business license for Civil Repair & maintenance of residential properties in Beijing from the recognized organization with translation; Authorized operational license of R&M of residential properties from concerned authorities to be submitted.

- b. The contractor shall provide name and contact of one supervisor who will be in-charge of the repairing and renovation of A4 Apartment residence Project after signature of the contract.
- c. The contractor shall provide one-page summary of the action plan for the repairing and renovation of A4 Apartment project along with timelines enclosed with Technical Bid.
- d. A pre-bid site visit is compulsory before submission of the bid. The contractor can come to the Embassy on prior appointment, on or before 03 January 2025 for site visit. For appointment, may contact Ms. Guo Wen, Local Property Assistant, Tel. No. 0086-10-85312539 Email: admn3.beijing@mea.gov.in.
- e. Bids Securing Declaration: Bidders shall submit a Bids Securing Declaration as per the enclosed format at Annexure-III along with the Technical Bid.

7. Time for completion of work: Four weeks from award of the contract. The defect liability period shall be Three years from the completion of the work.

8. Terms of payment

- a) 10 % as Mobilization advance of tendered amount.

Mobilization advance will be limited to 10% of tendered amount. The mobilization advance shall be released only on submission of a Bank Guarantee of equivalent amount from a schedule bank for the amount of advance to be released and valid for the contract period. This shall be kept renewed time to time to cover the balance amount and likely period to complete recovery. The advance shall be released in two or more installments.

A valid Bank Guarantee should be available for the amount of outstanding advance at all times. The recovery of mobilization advance shall commence after 10% of work is completed and the entire amount shall be recovered by the time 80% of the work is completed.

- b) 20 % upon the detection and repair of leaking and replacement of pipelines (including valves).
- c) 30 % upon repair of ceiling and walls including plastering.
- d) 30 % upon carpentry, tiling and waterproofing works.
- e) 10 % upon completion of defect liability period.

9. Embassy of India reserves the right to employ third party for verification of the quality of work at any stage of the tender.

10. Retention Money limited to 5% of the accepted tender amount and 5% of each Running bill will be deducted towards retention money. Retention money shall be released against equivalent amount of Bank Guarantee (BG) to be submitted by Contractor. BG should be valid for completion period plus defects notification period.

Performance Security : This will be equal to 5% of Accepted tender amount. This should be in the form of an unconditional and irrevocable Bank Guarantee (as per template) and should be valid upto 60 days beyond the stipulated date of completion. In case of time extension, the validity of Performance security BG should be extended up to 60 days beyond the extended date of completion. Performance Security shall be submitted by the successful bidder within 21 days after notification of award.

Liquidated Damage : It shall be 0.5% per week of delay limited to 10% of accepted tender cost. This shall be calculated on per day basis for each day of delay.

11. Embassy of India reserves the right to cancel the tender at any stage without mentioning a reason.

Annexure- I

PROFORMA TO BE FILLED UP AND SUBMITTED IN THE FINANCIAL BID

1.	Name of the Bidder Agency/Company.	
2.	Address of the Bidder Agency/Company.	
3.	Contact details of the Bidding Agency/Company.	

FINANCIAL BID FOR THE PROJECT

DESCRIPTION	Amount incl. VAT (RMB) (Lumpsum/Total only)
Total=	

**CERTIFICATE FOR THE MATERIAL PARTS USED IN THE REPAIR AND
RENOVATION OF A4 APARTMENT PROJECT**

ITEM DESCRIPTION	QUALITY STANDARD

Period of Bid validity (minimum 180 days).	(Please mention the last date of validity)

Declaration

I hereby certify that the information furnished above is full and correct to the best of my knowledge.

(Signature of the authorized signatory)

Dated _____

Name and address of the Agency/Company _____

Seal of the firm

**PROFORMA FOR THE TECHNICAL BID FOR THE REPAIRING AND RENOVATION
OF A4 APARTMENT PROJECT**

1.	Registration and incorporation particulars of the Agency/Company for working in the Beijing area (Copy of licenses along with English translation to be attached).	
2.	Experience (No. of years). References to be attached with English translation.	
3.	Name of the contact persons; Email; Mobile	
4.	Number of Employees including at supervisor level	

Tabulation for SCOPE OF WORK

S No	Particulars	Remarks (Yes/ No) In case of Deviation, the remarks may be written
1	Does the contractor agree to all parts of the scope of work.	
2	In case of any deviation, please comment	
3	Has a rough plan of action been attached and a CD/DVD with technical details/thematic diagrams is enclosed	
4	Are references and translated copies of business licenses attached	

I hereby certify that the information furnished above is full and correct to the best of my knowledge.

(Signature of the authorized signatory)

Dated _____

Name and address of the Agency/Company _____

Seal of the firm

Bids Securing Declaration

I/we accept that if I/we withdraw or modify Bids during the period of validity or if I/we are awarded the contract and I/we fail to sign the contract, or to submit a performance security before the deadline defined in the request for bids document, I/we will be suspended for the period of time specified in the request for bids document (2 years if not specified) from being eligible to submit Bids for contracts with the entity that invited the Bids.

Date:

Signature

Name of the Company