

INSTITUTE FOR STUDIES IN INDUSTRIAL DEVELOPMENT

4, Vasant Kunj Institutional Area, New Delhi - 110070, India Website:
www.isid.org.in | Email: tender@isid.org.in

NOTICE INVITING TENDER (NIT)

Tender Ref No: ISID/CIVIL/STAIR/2026-27/01

Tender document for civil structural, fabrication, and finishing works for construction of new fire escape staircases (3rd floor to terrace level) at isid campus, New Delhi. For detail, please refer <https://isid.org.in/about-us/tenders/>.

1. CRITICAL DATE SHEET & KEY TENDER INFORMATION

Name of Work:	Construction of Fire Escape Staircases (3rd Floor to Terrace Level) in Blocks B, C1 & C2 including Civil Structural, Fabrication, Fire Door, Smoke Pressurization, Roof Waterproofing & Allied Finishing Works.
Estimated Cost of Work:	Rs. 1,05,00,000/- (Rupees One Crore Five Lakh Only) plus applicable GST.
Earnest Money Deposit (EMD):	Rs. 2,10,000/- (2% of Estimated Cost) via NEFT/RTGS or BG in favor of ISID, New Delhi. (Micro & Small Enterprises exempt as per Govt. rules).
Completion Period:	90 Days (03 Months) from the 7th day of issue of Letter of Award (LoA).
Tender Document	Downloaded free from https://isid.org.in/about-us/tenders/ .
Bid System Type:	Two-Packet Open Tender (Packet 1: Technical Bid, Packet 2: Financial Bid / BOQ).
Bid Validity:	90 Days from the date of opening of Technical Bids.

Event / Milestones	Date & Time
Tender Document Publishing Date	21th August 2026 at 10:00 AM
Document Download Start Date	24th August 2026 at 11:00 AM
Bid Submission Start Date	25th August 2026 at 09:00 AM
Bid Submission End / Closing Date	14th September 2026 up to 02:00 PM
Technical Bid Opening Date	16th September 2026 at 03:30 PM
Financial Bid Opening Date	To be notified to technically qualified bidders

2. INSTRUCTIONS FOR BID SUBMISSION

Bidders are required to download the tender document and fill BOQ in excel sheet and take its print out; and submit the physical copy with cover -2). The instructions given below are meant to assist the bidders to prepare their bids in accordance with the requirements and submit their bids physically at ISID.

- Bids must be submitted two covers: Cover-1 (Technical Bid – all documents related to technical qualification mentioned in tender documents) and Cover-2 (Financial Bid – Copy filled BOQ only).

3. Earnest Money Deposit (EMD) amounting Rs. 2,10,000/- (2% of Estimated Cost) via NEFT/RTGS or BG in favor of ISID, New Delhi. (Micro & Small Enterprises exempt as per Govt. rules). on the following details –

Beneficiary Name	ISID
Beneficiary Bank	HDFC Bank Ltd.
Branch Details	Khan Market, 36A Khan Market, New Delhi 110003
Beneficiary Account No.	50100505852730
Type of Account	Savings
IFSC Code	HDFC0001358

Note :- Tenders not accompanied with Earnest Money Deposit or receipt of NEFT/RTGS or BG will be summarily rejected. EMD may be enclosed with Cover-1 of the tender or placed in a separate cover / envelope.

4. MINIMUM TECHNICAL & FINANCIAL ELIGIBILITY CRITERIA (forming part of Cover-1)

Only agencies meeting all the following criteria shall be eligible to participate in this tender:

4.1 Work Experience

The agency must have successfully completed similar civil structural, structural steel fabrication, and multi-storey staircase / fire escape works during the last 05 years ending July 2026 with any Central/State Govt Department, Autonomous Body, PSU, or reputed institutional body:

- Three similar completed works each costing not less than **Rs. 50 Lakhs** ; OR
- Two similar completed works each costing not less than **Rs. 60 Lakhs** ; OR
- One similar completed work costing not less than **Rs. 100 Lakhs**.

4.2 Financial Standing & Turnover

- **Average Annual Financial Turnover:** Minimum **Rs. 1.25 Crores** during the last three financial years (2023-24, 2024-25, 2025-26), certified by a chartered accountant with valid UDIN.
- **Solvency Certificate:** Valid Bank Solvency Certificate for an amount not less than **Rs. 50.00 Lakhs** issued by a Scheduled Bank within the last 06 months.
- **Net Worth:** Net worth of the agency as on 31st March 2026 must be positive.

4.3 Statutory & Registration Requirements

- Valid GST Registration Certificate and PAN Card.
- Valid Provident Fund (EPF) & ESI Registration.
- Undertaking that the agency is not blacklisted/debarred by any Government organization or PSU.

5. SCOPE OF WORK & TECHNICAL SPECIFICATIONS (forming part of Cover-1)

The scope of work under this tender strictly covers the civil, structural steel, fire safety, waterproofing, and architectural finishing works for the construction of external fire escape staircases from the 3rd Floor level to the Terrace level in Blocks B, C1, and C2 at ISID Campus, New Delhi, as required for Delhi Fire Service compliance.

5.1 Summary of Specific Work Elements

- **Dismantling & Demolition:** Safe removal of window jamb stone, SS railings at 3rd-floor landing, existing parapet brickwork, manual/mechanical cutting of RCC columns/slabs/beams at terrace level, chipping off existing terrace waterproofing, and safe disposal of malba outside municipal limits.
- **Protection Measures:** Outer facade protection using 600-micron PVC sheets and inner glazing/floor protection using plywood and PVC sheets to prevent dust/damage during live building operation.
- **Scaffolding & Formwork:** Erection of heavy-duty cuplock double scaffolding system with MS tubes, challies, safety green nets, and lighting, plus formwork for additional refuse areas.
- **Structural Steel Fabrication & Fire-Retardant Coating:** Fabrication and erection of built-up sections, columns, lattice girders, chequered plates, RHS/SHS sections (SAIL/TATA/VIZAG) and application of 120-minute fire-retardant / intumescent coating system .
- **Anchoring & Rebaring:** Chemical anchor bolting (Hilti RE-500) and post-installed rebar connections for structural integrity as per EOTA standards .
- **Masonry, Plaster & Painting:** Brickwork (class 75) in 1:5 mortar, 18-20mm external structural plaster with CICO No-1 waterproofing compound, 100% acrylic exterior emulsion (Asian Apex Ultima / Berger), and internal acrylic emulsion .
- **Roofing, Waterproofing & Finishing:** Mumty cold polyurea elastomeric waterproofing membrane (SP Concure/Fosroc), 75mm CC screed, roof tiles, Baroda Green Marble for treads/risers/landings, 120-min fire check steel door, and smoke pressurization fan system .

6. KEY SPECIAL & GENERAL CONDITIONS OF CONTRACT

- **Working in Operational Campus:** The campus is fully occupied and operational. Work must be executed with zero disruption to daily activities. Noise-generating activities must be scheduled in the odd hours and coordination with ISID.
- **Safety & Barricading:** Contractor shall provide safety nets, barricading, warning signage, and Personal Protective Equipment (PPE) for all labor. No child labor permitted.
- **Defect Liability Period (DLP):** 12 Months from the date of official handover of completed works. Water-proofing works shall carry a guarantee of 05 years from the handing over the completed work.
- **Performance Security:** Successful bidder shall submit Performance Security equal to 5% of Tender Value within 10 days of LoA in the form of Bank Guarantee/FDR.
- **Retention Money:** 5% will be deducted from each running bill up to total deduction of 5% of contract value, released after DLP.
- **Liquidated Damages (LD)/ Penalty clause:-** 1% per week of delay subject to a maximum of 10% of total awarded contract value.
- **Tenderers are advised to inspect the work site to get acquainted with the site conditions and Understand the scope of work before submitting their tender**

7. BILL OF QUANTITIES (BOQ) - ABSTRACT OF COST (forming part of cover-2)

The item-wise financial breakdown is attached BOQ-1

8. Terms of payments (subject to statutory and other deductions)

10 % of tender value at the time of issue of work order.

40 % of tender value after 50% of completion of work.

30% of tender value after completion of 75% work.

20 % of tender value after 100% completion and handing over the work.

9. LIST OF APPROVED MAKES OF MATERIALS (please refer BOQ-1)

S.No.	Material / Item	Approved Brand / Manufacturer
1	Rebar Adhesive Chemical & Dispenser	Hilti HIT-RE-500 / Fischer / Equivalent
2	Bonding Agent & Micro-Concrete	Nitobond EP / Sika / Fosroc / Equivalent
3	Structural Steel Sections / Pipes	SAIL / TATA Steel / Jindal / Vizag
4	Fire Retardant Paint (120 min)	Akzo Nobel / ICI Dulux / Acro Paints (Fire Gard) / Navair
5	Polyurea Waterproofing Membrane	SP Concure / Fosroc / Achochem / Equivalent
6	Exterior Paint System	Asian Paints (Apex Ultima) / Berger / Nerolac
7	Fire Doors & Hardware	Ingersoll Rand (Briton) / Navair / Godrej

Note: All applicable provisions of the General Financial Rules (GFR), CVC guidelines, and other relevant Government of India procurement rules shall apply to this tender. This document is only a summary of the tender requirements and is intended for preliminary screening/shortlisting of agencies. Upon award of the work, a formal agreement, incorporating all applicable terms and conditions, including the requirement regarding the car policy to be adopted by the agency and any other relevant provisions, shall be executed between ISID and the successful bidder/vendor.

ISID reserves the right to accept or reject any agency/bid, in whole or in part, without assigning any reason.

The Complete Sealed tenders shall be submitted at the office on or before 14 September 2026 on or before 2.00 PM in the Tender Box placed in the reception of the Institute.

Administration

Institute for studies in industrial development

ISID, 4 institutional Area, Vasant Kunj,

New Delhi- 110070

Phone no. 011-35104511

10. FORMATS & ANNEXURES FOR SUBMISSION (part of technical bid)

Annexure - A: Bidder Undertaking Form

To,
The Director,
Institute for Studies in Industrial Development (ISID)
4, Vasant Kunj Institutional Area,
New Delhi - 110070

Sub: Undertaking for Tender Ref No. ISID/CIVIL/STAIR/2026-27/01 for Fire Escape Staircases Construction.

1. I/We have examined and read carefully the complete tender document, specifications, conditions of contract, and BOQ .
2. I/We hereby submit our tender and agree to abide by all terms and conditions specified herein without any deviation.
3. I/We certify that our agency has not been blacklisted or debarred by any Govt/PSU/Autonomous organization.

Signature of Authorized Signatory: _____

Name & Designation: _____

Name of Bidder Agency with Seal: _____

Tender Ref. No.: ISID/CIVIL/STAIR/2026-27/01
COVER-1: TECHNICAL BID CHECKLIST

List of Documents to be Submitted by the Bidder

Sl. No.	Document / Particulars	Submitted (Yes/No)
1	Bidder Undertaking – Annexure-A, duly filled, signed and stamped by the Authorized Signatory.	
2	Earnest Money Deposit (EMD) of ₹2,10,000/- through NEFT/RTGS or Bank Guarantee, as applicable; or valid documentary proof of exemption, wherever applicable.	
3	Documents establishing similar work experience during the last 07 years ending July 2026, including relevant Work Orders and Completion Certificates, meeting any one of the prescribed criteria.	
4	Chartered Accountant Certificate for Average Annual Financial Turnover of minimum ₹1.25 Crores during FY 2023-24, 2024-25 and 2025-26, with valid UDIN.	
5	Valid Bank Solvency Certificate for minimum ₹50.00 Lakhs, issued by a Scheduled Bank within the last 06 months.	
6	Net Worth Certificate as on 31st March 2026, duly certified by a Chartered Accountant, confirming positive net worth.	
7	Valid GST Registration Certificate and PAN Card.	
8	Valid Provident Fund (EPF) Registration and ESI Registration certificates.	
9	Undertaking that the bidder/agency has not been blacklisted or debarred by any Government organization/PSU/Autonomous Body.	
10	Constitution/registration documents of the firm/agency/company, as applicable, and authorization of the person signing the bid, wherever applicable.	
11	Site Inspection Certificate/Undertaking confirming that the bidder has inspected the site and understood the site conditions and scope of work.	
12	Any other document specifically required under the Technical Eligibility Criteria, Scope of Work, Technical Specifications or Conditions of the Tender.	

Instructions:

- All documents shall be duly signed/stamped by the Authorized Signatory and arranged in the above sequence with an index and page numbering.
- Cover-1 shall contain only Technical Bid/eligibility documents. No price or financial quote shall be included in Cover-1.
- Cover-2 shall contain only the duly filled Financial Bid/BOQ.
- Non-submission of any mandatory document required to establish eligibility may render the bid liable for rejection, subject to applicable procurement rules.