

OPEN TENDER ENQUIRY NOTICE
For Repair, Renovation and Waterproofing of Swimming Pool

Association of Apartment Owners (AOA)

Amrapali Empire, Crossing Republik
Ghaziabad – 201016

Subject: Invitation of Tender for Repair, Renovation and Waterproofing of Swimming Pool

The Association of Apartment Owners (AOA), Amrapali Empire, invites sealed tenders from experienced and reputed contractors for comprehensive repair, renovation, waterproofing, and restoration of the society's swimming pool to make it fully functional and safe for public use.

1. Scope of Work

The work shall include complete repair and restoration, including but not limited to:

Civil & Structural Works

- Removal of damaged tiles and plaster
- Crack filling and structural repairs
- Complete waterproofing treatment of pool floor and walls
- Filling of foam concrete
- Fixing of new anti-skid pool-grade tiles
- Providing and fixing mosaic tile adhesive and epoxy
- Installation of overflow grating
- Providing and fixing main drain cover

Plumbing & Mechanical Works

- Repair/replacement of skimmer, inlet, outlet, and suction lines
- Plumbing fittings including pipes, tees, elbows, MTA, etc.
- Providing and fixing single side union valve wall
- Providing and fixing filter pump (single phase)
- Providing and fixing filter pump
- Providing and fixing side-mount multi-port valve
- Replacement/repair of filtration media (sand/carbon)
- Sand media supply
- Providing and fixing floor nozzle
- Providing and fixing vacuum point
- Providing and fixing hose pipe

- Installation of chemical dosing system
- Testing and commissioning of pool
- Making the pool safe and ready for public use
- Installation/repair of Jacuzzi system

Pool Accessories & Equipment

- Repair or replacement of pool ladders, lights, and underwater fittings
- Providing and fixing leaf net bags
- Providing and fixing wall brush
- Providing and fixing vacuum head
- Providing and fixing telescopic pole

Electrical Works

- Providing and fixing RGB luminary LED lights
 - Providing and fixing electrical fittings, conduits, and wiring
 - Providing and fixing light controller (SMPS)
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2. Eligibility Criteria

The contractor must:

- Have a Private Limited company / LLP/ Partnership firm or Proprietor
[Submit a documentary proof of any of the above]
- Have a minimum of 5 years' experience in civil construction
[Submit documentary proof of civil contractor registration]
- Have an average annual turnover of last 03 financial years of ₹5,00,000
[Furnish supporting documents confirming annual turnover for the past three financial years]
- Have successfully completed at least 01 similar project in residential societies or clubs with contract value of Rs. 12,00,000 during last 05 years

Note : Similar project means Contractor must have executed/completed works of Swimming Pool / Water recreation facility/ Aquatic facility / Recreational pool

[Submit supporting documents for at least one similar work order of contract value not less than ₹12 lakhs executed during the last five years]

- Have Bank solvency of Rs. 3,00,000
[Provide a valid bank solvency certificate of ₹3,00,000 issued by a scheduled bank]
- Provide GST registration & PAN

[Provide company GST details and PAN card details]

- Submit a list of past clients with contact details

[Provide company's credential]

3. Material Specifications

- Waterproofing materials must be reputed make
 - Tiles must be anti-skid, pool-grade quality
 - Pipes and fittings must be CPVC/UPVC pressure grade
 - Filtration system components must be from approved standard pool brands
 - All materials shall be subject to approval by the AOA Technical Committee
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4. Completion Period

- The entire work must be completed within **60 days** from the date of issuance of the work order.

Definition of completed works- Swimming pool operational in all respects

- Delay penalty of ₹2,000 per day shall be applicable.
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5. Payment Terms

- 20% Advance of the contract value
 - 10% after completion of waterproofing of the contract value
 - 15% after tiling and mechanical installation of the contract value
 - 20% after successful completion of the contract value
 - 35% after 30 days of observation/completion certificate of the contract value
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6. Contract Performance guarantee / Security Deposit

- The successful bidder shall have to submit Performance guaranty for entire work for 10 years the contract value in the form of Bank guarantee as contract performance security (CPG) and The CPG shall be made in the name of "AAOEE MAINTENANCE AND SUPPORT AC"
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7. Defect Liability

- Minimum 10 years complete warranty
- Service warranty is as per equipment

8. Site Visit

Contractors must inspect the site before submitting the quotation. No claims arising from lack of site inspection shall be entertained later.

9. Penalty & Termination

AOA reserves the right to terminate the contract without compensation in case of:

- Poor quality work
 - Delay in execution
 - Violation of terms and conditions
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10. Submission Requirements

The sealed tender must include:

- Technical Bid
- Financial Bid
- Supporting documents and certificates

Envelope must be superscribed as:

“Tender for Repair, Renovation and Waterproofing of Swimming Pool – AOA Amrapali Empire”

Submit at:

AOA Maintenance Office
Amrapali Empire, Crossing Republik, Ghaziabad

Last Date for Submission: 2 March 2026 at 2:00 PM

Opening of Tender: 5 March 2026 at 10.00 AM

11. Earnest Money Deposit (EMD)

- Tender must include Rs. **20000 of the tender value** in favour of “Association of Amrapali Owners Amrapali Empire”
 - EMD shall remain valid for 30 days beyond the tender validity period.
 - EMD of unsuccessful bidders shall be refunded without interest after 30 days of conclusion of the contract.
 - Successful bidder’s EMD shall be returned only after submission of Contract performance guarantee of requisite amount as per AOA requirement.
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12. Contract Agreement

This agreement shall be executed between:

First Party: Association of Apartment Owners (AOA), Amrapali Empire

Second Party: _____ (Contractor)

The contractor agrees to:

1. Execute the work as per tender scope and specifications
2. Not sublet the work without written approval
3. Follow safety norms and ensure labour safety
4. Maintain site cleanliness and remove debris daily
5. Repair any damage caused during execution at own cost
6. Use only approved materials
7. Provide trained and skilled manpower
8. Comply with society working hours and regulations

AOA reserves the right to:

- Inspect work at any time
 - Reject substandard materials
 - Withhold payment for unsatisfactory work
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13. Additional Conditions

- The successful bidder shall submit the signed contract within 2 days of award and commence work within the stipulated period.
 - Submission of false or misleading information shall lead to cancellation of the tender.
 - Initial contract duration: 50 days.
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14. Confidentiality

- All tender documents are confidential.
 - Any leakage of information shall be treated as breach of contract.
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15. Termination Clause

AOA may terminate the contract with 15 days' notice in case of poor-quality material or unsatisfactory performance.

16. Dispute Resolution

- Disputes shall be referred to a sole arbitrator nominated by AOA.
 - Jurisdiction: Ghaziabad Courts.
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17. Tender Fee

Tender documents may be obtained in two sets upon payment of a non-refundable fee of ₹1,000 per set, payable to:
“Association of Amrapali Owners Amrapali Empire”

18. EIC

Amrapali Empire maintenance supervisor Vijay Bahadur Gupta will be the EIC

Signatures

AOA Representative: _____

Contractor: _____

Date: _____

Contact:

General Secretary

Association of Apartment Owners – Amrapali Empire

Crossing Republik, Ghaziabad – 201016

Email: Amrapali.aoa@gmail.com

Mobile: 8826383702