

Scope of Comprehensive Maintenance Work

1. Objective

The objective of this maintenance work is to ensure the continued safety, functionality, durability, and aesthetic appearance of the school buildings and its allied works available in the scope of this tender, through preventive, corrective, and routine maintenance activities. The contractor carryout all maintenance activities of constructed school buildings and allied works for 02 (Two) years after the completion of defect liability period.

The contractor will be eligible/entitled to get an amount of 1.25% & 1.5% of the awarded cost or completion cost of the project whichever is lower for the 4th & 5th year of maintenance work respectively. No extra amount for what soever reason shall be consider to carry out the maintenance work as define under:

2. General Requirements

1. All maintenance activities shall be carried out with minimum disruption to school operations as per IS-15183 (part1,2&3) and CPWD maintenance manual-2023
2. The contractor shall provide all labour, tools, plants, equipment, consumables, and materials required for execution of the maintenance works during the maintenance period of to the satisfaction of Client/NBCC.
3. All works shall conform to relevant IS Codes, CPWD Specifications, NBCCS-2026 provisions, and directions of the Engineer-in-Charge.
4. Debris generated during maintenance shall be removed promptly and the premises shall be kept clean and safe.
5. The maintenance activities shall be carried out within or in the vicinity of a running educational institution/school. The Contractor shall ensure that the execution of the work does not hamper the day-to-day functioning, academic activities, or overall environment of the Institute/School in any manner.

The Contractor shall take all necessary preventive, safety, and precautionary measures in this regard, including but not limited to barricading (As per direction of NBCC/Client), dust suppression, noise control, traffic management, and safe movement of students and staff. No extra payment whatsoever shall be admissible on this account, and the same shall be deemed to be included in the quoted rates of contractor.

Further, the Contractor shall issue identity cards to all workers deployed within the campus premises and maintain an updated record of the same.

6. The specification of items required to be replaced during defect liability and maintenance period shall be as per the specification defined in the original tender.

3. Scope of Maintenance Works

A. Civil Maintenance Works

1. Inspection and repair of cracks in walls, columns, beams, slabs, parapets, and other structural/non-structural elements.
2. Repair of damaged plaster, flooring, skirting, dado, staircase finishes, and paving blocks.
3. Rectification of water seepage, dampness, leakages, and waterproofing defects in roofs, terraces, toilets, overhead tanks, and external walls.
4. Repair and replacement of damaged doors, windows, ventilators, glazing, hardware fittings, locks, hinges, door closers, and related accessories.
5. Maintenance of expansion joints and sealants wherever provided.
6. Repair of boundary walls, gates, guard rooms (if provided), pathways, ramps, and other external civil works.
7. Cleaning and maintenance of rainwater drainage systems, roof drains, and surface drains.
8. Repair and restoration of damaged false ceilings (if provided) and wall finishes.

B. Painting and Finishing Works

1. Touch-up and repainting of internal and external surfaces including repair & maintenance wherever required due to deterioration, peeling, dampness, or damage etc. as per direction of Engineer-in-Charge.
2. Painting of steel structures, railings, gates, grills, handrails, and other metal components.
3. The scope of work also includes external & internal painting with same painting specifications as per BoQ at least once during the 02(Two) years of maintenance period.
4. Repair and repainting of signages, classroom markings, and safety markings (if provided).

C. Plumbing and Sanitary Maintenance

1. Inspection, servicing, repair, and replacement of defective plumbing fixtures.
2. Maintenance of water supply pipelines, valves, pumps, tanks, taps, and fittings.
3. Repair of leakages in water supply and drainage systems.
4. Cleaning and maintenance of septic tanks, soak pits, inspection chambers, and sewer lines etc. to make full functional of the services and as per direction of Client/NBCC.

5. Maintenance of toilet blocks, urinals, wash basins, and associated fittings.

D. Electrical Maintenance

1. Inspection, testing, servicing, and repair of electrical installations.
2. Replacement of defective switches, sockets, MCBs, DBs, light fixtures, fans, exhaust fans, wiring, etc.
3. Maintenance of earthing systems, lightning protection systems, and electrical safety equipment.
4. Maintenance and testing of DG sets, transformers, and other electrical equipment, if provided.
5. Checking and rectification of electrical faults affecting classrooms, laboratories, offices, and common areas.

E. Water Supply and Pumping Systems

1. Maintenance of bore wells, submersible pumps, pumping systems, and water storage tanks, if provided.
2. Cleaning and disinfection of overhead and underground water tanks at least once in every 06 (Six) months till completion of maintenance period.
3. Repair and replacement of defective motors, valves, pipelines, and controls (if provided).

F. Site Development and External Infrastructure

1. Maintenance of roads, pavements, pathways, parking areas, and drains within the campus.
2. Repair of damaged kerbs, paving blocks, and hardscape elements.
3. Maintenance of storm water drainage systems.
4. Upkeep of landscaping works, lawns, and plantation areas, wherever included.

G. Safety and Compliance

1. Inspection and maintenance of fire-fighting systems, fire extinguishers, hydrants, alarms, and emergency lighting.
2. Ensuring compliance with applicable NBC, electrical safety, and fire safety requirements.
3. Rectification of safety hazards identified during inspections.

4. Preventive Maintenance

1. Periodic inspection of all building components at prescribed intervals.

2. Preparation and submission of inspection reports highlighting defects and corrective actions.
3. Preventive maintenance to avoid deterioration and ensure uninterrupted functioning of the school facilities.

5. Defect Rectification

1. Immediate rectification of defects reported by the School Authority/Engineer-in-Charge.
2. Replacement of damaged components with materials of specifications as per BoQ and direction of Client/NBCC.
3. Restoration of affected areas to their original condition after repairs.

6. Records and Reporting

1. Maintain a maintenance register detailing inspections, complaints, repairs, and replacements.
2. Submit monthly maintenance reports to the Client/NBCC.
3. Maintain records of all materials used and works executed.