

## **DESCRIPTION OF THE PROPERTY FOR DISMANTLING WORK**

### **Address of the Building:**

**16 Blocks (128 quarters) of Type I quarters at 10<sup>th</sup> and 11<sup>th</sup> cross road and Marar road; 2 Blocks of Type IV quarters at 13th cross road and one Block of Type III & one Block of Type IV Quarters at Mattancherry Halt.**

### **1.1 Location of Description of the Property**

- i. 16 Blocks (128 quarters) of Type I quarters at 10<sup>th</sup> and 11<sup>th</sup> cross road and Marar road;
- ii. 2 Blocks of Type IV quarters at 13th cross road;
- iii. one Block of Type III & one Block of Type IV Quarters at Mattancherry Halt.

### **1.2. Title Deed Review**

The ownership of the land and the building belongs to Cochin Port Trust.

### **1.3. Brief Descriptions of the proposed demolition of building and their specifications**

- i. Demolishing and taking away of 16 Blocks (128 quarters) of Type I quarters at 10<sup>th</sup> and 11<sup>th</sup> cross road and Marar road;
  - ii. Demolishing and taking away of 2 Blocks of Type IV quarters at 13th cross road;
  - iii. Demolishing and taking away of one Block of Type III & one Block of Type IV Quarters at Mattancherry Halt.
- i) Dismantling the entire quarters building above the plinth level including demolishing brick/ laterite masonry wall, dismantling tiled roof including wooden members, dismantling RCC work, taking out doors and windows etc.
- ii) Taking away all the retrieved materials/ debris from the premises within the period of 90 days and disposal of the debris at the dumping ground pointed out by the Engineer-in-charge.

## **SCOPE OF WORK**

1. The Contractor shall execute and complete the dismantling and taking out the debris from the said building, strictly in compliance with the rules and regulations/orders / notifications of Principal.
2. The dismantling and taking away of the buildings shall be completed within 90 (Ninety) days from the date of commencement of dismantling work. The work has to essentially be completed within the specified period.
3. The buildings shall be dismantled and removed up to the floor, but the floor level and below not included and site shall be cleared off all debris to the satisfaction of the Engineer in Charge. No basement or foundation of the buildings shall be demolished and taken away. The materials retrieved from dismantling shall be the property of the bidder and the department shall have no claim over it subject to the clause under item 6 below.
4. The location of the work is inside Willingdon Island under the jurisdiction of Cochin Port Trust. Security rules and regulations including obtaining entry/ exit passes, photo passes if any for vehicles, men, equipments, tools etc. for taking in and out the Cochin Port Trust area shall be observed by the contractor at his own cost. Necessary passes for taking out the retrieved materials shall be arranged by the contractor at his own cost.
5. The dismantled unserviceable materials and debris shall be cleared off from the premises as directed by the Engineer in Charge. Dismantling and removal of the materials shall be normally carried out only from 8 A.M to 4.00 P.M on working days of the Port. If the contractor wishes to carry out the work beyond this time and on Holidays, it shall be done only with prior intimation to the Engineer-in- Charge of the Port Trust and with his written consent.
6. After the buildings are removed from the site, a certificate shall be obtained from the Engineer in Charge to the effect that the contractor has removed the materials from the site as provided in the quotation documents so as to enable release of security deposit by the department.
7. If the successful bidder fails to dismantle the buildings or to remove the dismantled materials or to clear the site to the satisfaction of the department within the period specified in the document, rent for the storage space occupied by the contractor either for stacking the dismantled materials

debris or for areas used for such purpose but not cleared thereafter and or for the area of buildings that remain un demolished/ un cleared will be recovered as per the prevailing scale of rate of Cochin Port Trust for rent for open storage space on W/ Island for commercial purpose. In the event of the successful bidder not removing the materials completely within the time limit specified for such removal, it shall be deemed that the contractor has abandoned the materials. Unless the Chief Engineer grants further extension of time for the same on such conditions, action for the disposal of such materials will be taken by the department and the contractor shall not have any right or claim in respect of the materials thereafter and the Pre bid EMD remitted shall stand forfeited to the Board without prejudice to the Port Trust's right to recover any further loss or damages that may be suffered on account of the same.

8. All labour, skilled or unskilled, shall be provided by the Contractor. Settling any dispute with the labour will be Contractor's responsibility.
9. The Contractor shall indemnify the Port against payment of minimum wages fixed by Kerala Government or Government of India to the labour employed by him and any compensation whatsoever payable to these workmen for accident or loss arising out of and in the course of their employment under this contract.
10. This auction is subject to the jurisdiction of the local court of Cochin and no courts other than the local courts at Cochin shall have jurisdiction regarding any matter concerning the contract.
11. Dismantling works are to be carried out by the Contractor without affecting the safety/ security / stability of the adjacent structure/ facilities or person. It shall be the Contractor's responsibility to provide adequate temporary drainage arrangements while carrying out the work.
12. In case any damage is caused to any of the structures or any other property of the Port Trust while executing the work, the contractor shall be responsible for its repair at his own cost to the satisfaction of the Department.
13. The successful bidder shall take all cares and precautionary measures including proper sign boards and safety measures for avoiding any kind of damage/ accidents in the work site due to any of his reasons. The department shall not entertain any claim from the bidder whatsoever towards

compensation for any damage/ accidents to his site due to negligence from his part during the execution of the work.

14. Demolition and taking away of the buildings includes dismantling of all water supply and sanitary arrangements provided as part of the building above floor level.
15. The Contractor shall be solely responsible for all the applicable taxes / levies / charges / statutory duties, etc., whatsoever in nature and shall not claim any compensation and / or reimbursement of the same from Principal
16. The Contractor shall take all the necessary steps to take out the debris and remove the movable/immovable structures thereon. The contractor shall at their own cost make arrangements as may be necessary for taking out such debris and removal of waste cost thereby.
17. The Contractor shall commence their work from the date of issuance of delivery order and complete within 90 calendar days in all respects i.e. Demolition, dismantling, disposal and other scope of work as provided hereinafter.
18. The Contractor shall complete the entire work under the direct personal supervision and in the best workman ship and shall not assign such permission granted herein to any third party.
19. The Contractor will dismantle and carry away the entire part and parcel of the removed material, debris and waste left out from the premises at their own cost and risk. The Contractor shall ensure no debris / waste should be left over at the premises.
20. No part of the site / boundary / other structures/ areas except than the allotted structure should be touched to carry out the dismantling work.
21. Electricity shall be supplied to the contractor at one point on chargeable basis. Any extra lighting/facility other than the existing one has to be arranged by the contractor at their own cost.
22. The contractor shall be solely responsible for obtaining permissions and maintaining all the required statutory compliances for carrying out such dismantling work and for their men/ agent engaged for their work. Neighbourhood management will be sole responsibility of the contractor. The contractor shall ensure that there should not be any damage caused to the adjoining building / structures.

23. The contractor should make necessary arrangements to reduce the dust nuisance. Proper measures to be taken for covering the boundaries all around for safety precautions against the falling debris. Proper barricading should be done to ensure safe working/movement.

Strict Adherence is required for the below:

- i. Suitable arrangements should be made to reduce dust nuisance.
  - ii. Necessary barricading with the suitable material should be provided.
  - iii. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passerby.
  - iv. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
24. Necessary safety precautions, safety helmets, ear plugs, dust mask, signage etc to be maintained during the demolition activity.
25. The contractor shall solely be responsible for all the statutory obligations/compliances with regard to the personnel engaged for the purpose of demolition/dismantling work as agreed herein. The contractor shall strictly adhere to the working hours in accordance to the Principal for carrying out the work programme.
26. The contractor should strictly adhere to the rules/procedures as applicable by the statutory authorities with respect to the transport and movement of the debris through the Lorries, etc. and should adhere the timing as advised by them.
27. The contractor should carefully stack, remove and transport the debris/moveable material at their transportation and cost for the same shall be sole responsibility of the contractor.
28. All the materials shall be removed within the completed date as agreed herein in all respects. In case the contractor fails to do so upon the expiry of the completion date, all remaining materials would be treated as the property of Principal and it shall be entitled to sell the materials to any third party on termination of the agreement.
29. The dismantling work should be carried out under the supervision of a qualified structural engineer and the contractor shall bear the expenses for the same.
30. The contractor shall take all necessary precautions and shall always remain liable to and shall indemnify the Principal in respect of all causes of actions,

claims, damages, compensation or costs, charges and expenses arising out of any accident or injury, sustained by the Principal and/or, its men and/or any of the labour / workmen deployed for any reason whatsoever including the same is arising out of any act, default or negligence, error in judgment, etc. by the contractor men and agent.

31. The contractor shall also take all necessary steps to cover the risk for the labour, supervisors, and engineers engaged by them for execution of the dismantling work as well as the supervisors/engineers/architect of the Principal against any Liability arising out of any accident in the premises which includes coverage of insurance of all persons.
32. The contractor shall take all sorts of safety precautions to avoid any sort of accident causing to the property or to the human life. The contractor should barricade all four sides of the said premises from ground floor to the top floor by erecting suitable scaffolding and providing cover to arrest spreading of dust in the locale and/or prevent falling of debris at the adjoining areas.
33. It is explicitly being made clear that from the date of commencement of the work contractor shall be exclusively responsible for all consequences arising during the course of work at site subject to Force majeure. The contractor shall be solely responsible to take all precautionary steps before commencement of the work as well as during the course of work programme which includes taking away debris/materials of the floor.
34. Personnel protective safety instrument like shoes, helmet, gloves are to be provided to all Labour while dismantling structure and lifting the dismantled materials. The dismantling work should be carried out with proper scaffolding work and taking appropriate safety measures.
35. Any taxes, charges, claims arising during the process of dismantling and disposing of the materials shall be sole responsibility of the contractor.
36. For Heavy Machines like JCB, Poclain, tipper etc the drivers should possess necessary licenses and should be skilled in operations of demolition to avoid any mishaps. If necessary all such documents to be produced to Principal when demanded.
37. No labour shed shall be made inside the premises for staying purpose and heavy machineries parked inside the premises shall be at the risk of the contractor.
38. Petrol/Diesel shall not be stored inside the premises for safety purposes.

39. The contractor should have valid Labour License for required labours to engage labours at work and should also adhere all labour laws as applicable including CAR policy (Contractor All Risk Policy).

#### **40. ANNEXURE FOR SAFETY GUIDELINES**

- i. ALL SHOULD HAVE VALID SAFETY PASS.
- ii. CUTTING GAS PREFERABLY ACETYLENE. IF LPG, THEN IT SHOULD BE INDUSTRIAL TYPE ONLY.
- iii. CUTTING TORCH SHOULD HAVE FLASH BACK ARRESTOR FOR BOTH GASES.
- iv. TORCHING SHOULD NOT BE DONE THROUGH LIGHTER/MATCH STICK.
- v. CYLINDER SHOULD BE FITTED WITH PRESSURE REGULATING VALVE (PRV).
- vi. PERSON SHOULD BE TRAINED IN OPERATION OF CUTTING/GRINDING.
- vii. CUTTING/ABRASIVE WHEELS SHOULD HAVE EXPIRY DATE (BY ATLEAST ONE YEAR).
- viii. EXTENSION BOARD IF USED SHOULD HAVE ELCB/MCB PROTECTED.
- ix. BEFORE CUTTING SHOULD ENSURE THAT AREA FREE FROM DRY LEAVES/VEGETATION.
- x. ALL SHOULD HAVE SAFETY HELMET/SAFETY SHOES/CUTTING GOGGLES/WELDING SHIELDS.
- xi. IF WORK IS MORE THAN 2.5 METER, HEIGHT PASS TO BE OBTAINED.
- xii. PORTABLE FIRE EXTINGUISHERS TO BE KEPT NEAR BY.
- xiii. DIAMOND CUTTER TO BE USED

#### **41. PARTICULAR CONDITIONS**

- i. The dismantling of concrete structures should be done in professional manner with mechanical concrete cutting machines equipped with diamond edged saw cutter or by manually and the entire concrete members shall be dismantled and transported off from the Premises to the place of disposal.
- ii. The disposal area should be environmentally safe as defined by the environmental law 2016 at the designated location.

- iii. The vehicles for transportation of dismantled materials shall be of appropriate size and capacity.
- iv. The movement of vehicles within the premises shall be through the defined and dedicated pathway as laid out by CoPT.
- v. The entire work including dismantling and transportation of dismantled material shall be permitted between 8.00 hrs and 16.00 hrs only.
- vi. Any spillage of debris has to be cleared off the roads as and when there is movement of vehicles and adequate man power should be deployed for ensuring hinder-free traffic to users.
- vii. The dirt/dust should be contained within the demolition site with proper dust cover clothes, wetting of dust/debris, rubbish periodically to avoid inconvenience.
- viii. The entire area and vehicle paths should have proper warning/cautionary sign boards depicting the progress of work and safety hazards.
- ix. Power supply for carrying out the dismantling activities shall be arranged on his own by the agency.
- x. The agency shall submit his program for completion of the work with the details of resources scheduling & phasing of work within ten days from the award of work for approval by Co-PT.
- xi. The contractor shall apply in writing in advance of the commencement of work, for the issue of security passes and shall submit a list of the personnel concerned and shall satisfy the Engineer-in-Charge who shall, at his discretion, have the right to recommend the issue of passes to control the admission of the contractor, his agents, his staff and workmen / workwomen. The cost of photographs, if required, for the passes will be borne by the contractor. The contractor shall ensure that his men / women will work in area / zones allotted to them. Passes shall be deposited with the Engineer-in-Charge on demand and in any case immediately after completion of work. The contractor, his staff and workmen/ workwomen shall observe all the rules promulgated from time to time by the Authority e.g. prohibition of smoking and lighting, search of persons on entry and exit, keeping to specified routes etc. Any person found violating the security rules laid down by the Authority will be expelled from the area without assigning any reason whatsoever and contractor shall have no claim on this account.



- xii. The contractor shall ascertain the security and other regulation promulgated from time to time and in the event of violation of any such regulation, he / they shall be liable to be debarred from tendering in CoPT and subject to other legal proceedings.
- xiii. Care shall be taken while dismantling the electrical cables, electrical and other items at the site.
- xiv. Before dismantling the electrical items, the firm should ensure that the power supply to the system is isolated. If the agency finds any live power supply cable in the vicinity the same shall be immediately informed to the Engineer-In-charge.
- xv. The contractor shall take all precautionary measures in view of Pandemic Covid-19, based on the Government/ WHO guidelines.