

BIDDER CLARIFICATIONS

CCTV | Structured Cabling | Networking | Split Air Conditioning

Project: Proposed Commercial Development for Karnataka State Souharda Federal Co-operative Ltd. (KSSFCL), Vishveshwar Nagar, Mysuru - 570008.

The following clarifications establish a common technical and quantity basis for all bidders. The issued architectural, interior and MEP/electrical drawings, together with the interior BOQ, shall be read in conjunction with these instructions. Specialist contractors shall submit coordinated installation/shop drawings before execution.

01 Architectural and MEP drawing reference

Refer to the issued Basement, Ground Floor, First Floor, Second Floor and Terrace/Third Floor electrical drawings, together with the Ground, First and Second Floor architectural/interior tender sets and the KSSFCL Interior BOQ dated 18 September 2026. The relevant electrical drawing sheets include BF CCTV AR/WD/BF/ELEC/05, GF services AR/FP/GF/ELEC/01, FF services AR/FP/FF/ELEC/01, SF electrical AR/FP/SF/ELEC/01 and terrace electrical AR/FP/TF/ELEC/02.

02 CCTV quantity, locations and coverage

For tender pricing, provide 25 nos. IP PoE CCTV cameras distributed across the building as per the issued CCTV/electrical layouts and the following schedule.

LEVEL	QTY	COVERAGE ZONES
Basement	3	Parking and circulation, services/access and ramp approach
Ground Floor	9	Entrance, steps/ramp, reception/lobby, training hall and common/service areas
First Floor	11	Circulation, workstation zone, meeting/cabin approaches and storage access
Second Floor	2	Common corridor and lift/stair lobby, excluding private rooms
TOTAL	25	All points to be connected to centralized NVR at First Floor

Minimum equipment specification: 4 MP IP PoE, H.265/H.265+ encoding, IR night vision and WDR; IP66 weather protection for external cameras. Approved makes: Hikvision / CP Plus / Dahua or approved equivalent. Installation shall be coordinated for useful fields of view and maintenance access. No surveillance inside toilets, bathrooms or private accommodation rooms.

03 Surveillance recording and storage

Provide 1 no. 32-channel NVR and 4 nos. 12 TB surveillance-grade HDDs (48 TB raw installed capacity) as the tender configuration. Recording requirement: minimum 30 days, continuous 24 × 7 operation, based on 4 MP cameras using H.265/H.265+ compression. NVR bandwidth and recording capacity shall be suitable for the offered camera models and stream settings. Automatic overwrite after retention shall be enabled. The offered equipment shall demonstrate the specified 30-day retention.

04 Centralized server / network rack

Provide one centralized network rack, located at the First Floor store/service zone as indicated on the electrical layout. The Ground Floor electrical drawing routes CCTV to the First Floor NVR and data/telecom cabling to the First Floor server point. No separate floor-wise racks are required.

Rack to contain NVR, router/firewall, managed switches, CAT6 patch panels, cable managers, PDU, UPS and required accessories, with spare capacity for future expansion. The bidder shall size the rack and provide ventilation/access clearances suitable for the actual selected equipment.

05 CAT6 data points and Wi-Fi

For uniform tender comparison, provide 42 nos. CAT6 data outlets and 8 nos. ceiling-mounted Wi-Fi access points. CAT6 outlet quantity is separate from CCTV and Wi-Fi AP cable terminations. Data-outlet locations shall be arranged using the following functional allocation, with the issued electrical and interior layouts as the base for coordination.

LEVEL	DATA OUTLETS	WI-FI APs	POINT ALLOCATION
Ground Floor	8	3	Reception 2; training hall / AV 4; green room / service 2. APs: hall 2, lobby 1.
First Floor	28	3	Workstations 18; cabins 4; boardroom 3; ante-chamber 1; lounge 1; storage / printer 1. APs: office 2, boardroom / cabin zone 1.
Second Floor	6	2	Two data outlets to each of the three accommodation rooms. APs: common corridor / room wing.
TOTAL	42	8	Provide labelled outlet IDs, termination and testing.

Provide ceiling-mounted Wi-Fi access points of Ubiquiti / TP-Link Omada / Aruba or approved equivalent.

Mounting positions shall be aligned to false ceilings and room use. All CAT6 outlet, CCTV and AP positions shall be incorporated in the contractor's coordinated shop drawings.

06 Network architecture and inter-floor connectivity

Provide centralized star-topology networking with all floor circuits returning to the First Floor rack through the designated network shaft / appropriate service containment. Proposed tender configuration:

1 × 48-port managed Gigabit PoE+ switch for 25 cameras and 8 APs; 1 × 48-port managed Gigabit network switch for 42 data outlets; suitable router/firewall; CAT6 patch panels, patch leads, cable managers, termination hardware and UPS power. Provide adequate PoE budget and network port headroom.

Separate CCTV, staff LAN and guest Wi-Fi logically using VLANs. Provide structured CAT6 cabling with individual outlet labelling, certification test results, properly segregated routes and coordinated riser containment. All proposed equipment shall be compatible and commissioned as one functioning network.

07 Split AC indoor and outdoor unit locations

The tender covers the individual wall-mounted split AC units listed in the BOQ. No centralized HVAC/ducted AC plant or separate firefighting package forms part of this clarification. The split AC equipment quantities are as follows:

LEVEL	1.0 TR	1.5 TR	2.0 TR	TOTAL
Ground Floor	1	1	4	6
First Floor	3	1	3	7
Second Floor	3	-	-	3
TOTAL	7	2	7	16

For the purpose of tendering, locate outdoor units within accessible service-side external zones adjacent to the served floor wherever feasible; Second Floor outdoor units may be located on the open terrace. External mounting shall be neat and grouped wherever practical. No outdoor units shall be installed on the principal front elevation without specific architectural consent.

Outdoor unit positions shall satisfy the chosen manufacturer's maximum pipe-run/lift limits, ventilation, vibration and maintenance clearances. The split AC installer shall mark the proposed indoor-outdoor unit pairing and equipment mounting positions on the coordinated installation drawing.

08 AC refrigerant piping and condensate drainage

Each indoor unit shall connect to its respective outdoor unit using appropriately sized refrigerant-grade insulated copper piping and control/power connections as specified by the approved AC manufacturer. Conceal piping within the coordinated false-ceiling/service routes wherever practical; protect external runs from sunlight and mechanical damage.

Provide separate condensate drains with continuous gravity fall to suitable service drainage points wherever practicable, including accessible cleaning provisions and proper connection/trapping as appropriate. Condensate discharge onto the principal façade, external walking surfaces or parking shall not be permitted. A condensate pump shall be adopted only where gravity drainage is impractical.

The AC installation contractor shall provide a coordinated routing layout showing unit pairings, copper line routes and lengths, condensate lines and discharge locations, support brackets, sleeves and any required penetrations. Copper piping and condensate drainage shall be itemized by running metre for transparent tender comparison; selected equipment installation and accessories shall be included in the respective AC pricing. Carry out pressure testing, evacuation, drain testing and commissioning in accordance with manufacturer instructions.

TENDER QUOTATION INSTRUCTION

All bidders shall price the same quantities and technical provisions stated above, alongside the issued BOQ and drawings. Any proposed alternative shall be submitted and priced separately without changing the base tender quotation. Coordinated shop drawings, material submittals, test reports and commissioning records form part of the contractor's delivery obligations.

Issued by Myriad Geometries | Ar. Mukund Gopi, Principal Architect