



THE WORLD SPA APARTMENT OWNERS ASSOCIATION

REQUEST FOR PROPOSAL

Epoxy Flooring Works in Basement Parking Areas, Walkways, Driveways and Ramps

Issue Date: 13 July 2026

1. INTRODUCTION

Through this Request for Proposals (RFP), The World Spa Apartment Owners Association (TWSAOA) solicits proposals for Epoxy Flooring works in basement parking, driveways and basement ingress & egress ramps for all the four basements (Upper & Lower) The World Spa East and West located at Sector 30 & 41 in Gurgaon, Haryana.

2. TIME SCHEDULE

The indicative time schedule is described below; however, this is subject to change at the sole discretion of TWSAOA.

Issue of RFP	13 July 2026
Vendor Queries (please email at estatemanager@worldspagurgaon.com)& Responses Only email communications with estatemanager@worldspagurgaon.com shall be considered official communication from TWSAOA	Queries: Up to 3pm 17 July 2026 Responses: By 6pm 18 July 2026
Vendor Site Visit	Up to 18 July 2026
Receipt of Proposals, separate sealed envelopes:(a) Technical Proposal & (b) Commercial Proposal Addressed to, and handed-over in-person to: <i>The Estate Manager, TWSAOA (Mr Harpreet Singh, 8130295601)</i>	Up to 3pm, 22 July 2026
Opening of Technical Proposals [West Community Centre]	5pm, 22 July 2026
Meetings with Vendors for understanding, clarifications, presentations (if any) for evaluation of Technical Proposal	22 - 24 July 2026
Shortlisting of 3 or more Vendors based on Technical Proposal	By 25 July 2026
Opening of Commercial Proposal of shortlisted Vendors	25 July 2026
Commercial Negotiations	25 July 2026 – 27 July 2026
Final confirmation and Contract execution	By 30 July 2026 (Draft Contract enclosed)

3. PROPOSAL EVALUATION

3.1 **Eligibility Criteria:** All of the following criteria are mandatorily required to be submitted:

Years In Business (Minimum 5 yrs)	Years in Epoxy Portfolio (Minimum 5 yrs)	Large Projects Undertaken (>50,000 sq ft)	Company's Turnover (Minimum 10 Cr)
Response (in yrs):	Response (in yrs):	Response: 1. 2. 3. 4. 5.	Response (in Cr):

Preference to:

Key Clients (At least 5 Large Clients with Names)	Projects Undertaken (>300,000 sq ft area with names)	*Warranty period (Minimum yrs)
Response: 1. 2. 3. 4. 5.	Response: 1. 2. 3. 4. 5.	

- **Warranty:**
 - The minimum warranty expectation is 5 years.
 - Kindly quote rates which are for the warranty period of five years minimum.
 - In case you are not able to quote a warranty of five years kindly specify, the maximum number of years your warranty will stand for.

3.2 **Evaluation, Shortlisting and Negotiation**

3.2.1 Technical & Commercial Proposals to be submitted in separate sealed envelopes (hard copy). TWSAOA to evaluate Technical Proposals on a holistic manner, inter-alia, including (but not limited to) the Eligibility Criteria listed above. If required, Vendor/s may be contacted for seeking clarifications if any on their respective Technical Proposal. In Technical proposal the bidder shall submit:

- Complete methodology.
- Product catalogue.
- Technical specifications.
- Quality Assurance Plan.
- Inspection & Test Plan (ITP).

3.2.2 Project Schedule shall indicate:

- Mobilization period.
- Daily working hours.
- Number of shifts
- Section-wise completion schedule.
- Total project completion period.

The vendor shall ensure minimum inconvenience to residents and uninterrupted parking management through phased execution.

3.2.3 Material Specification:

The bidder shall clearly specify:

- Brand
 - Manufacturer
 - Product Name
 - Primer consumption
 - Intermediate coat consumption
 - Top coat consumption
 - Total thickness
 - Expected life
 - Slip resistance
 - Abrasion resistance
 - Compressive strength
 - Adhesion strength
- Material data sheets shall be enclosed.

3.2.4 3 Vendors shall be shortlisted based on evaluation of Technical Proposals, and Commercial bids will be opened only of the vendors who pass the technical criteria.

3.2.5 Commercial negotiation may be undertaken with the shortlisted vendors.

3.2.6 Final choice of the vendor to be based on combination of Technical/Qualitative aspects and Negotiated Commercials. It is clarified that choosing the vendor based on lowest price is not necessary. TWSAOA is not liable to provide any explanation or costs to any (successful or unsuccessful) vendor on the basis adopted internally by TWSAOA for choosing the successful vendor.

4. SCOPE

The successful bidder shall be responsible for the complete execution of epoxy flooring works in all four basement parking areas (East Upper Basement, East Lower Basement, West Upper Basement and West Upper Basement) on a turnkey basis. The scope includes supply of all materials, labour, tools, machinery, supervision, quality control, testing, protection of completed works and defect rectification during the warranty period.

The detailed scope shall include, but not be limited to, the following:

4.1 Site Survey and Assessment

- Conduct a detailed inspection of all basement floors.
- Measure and verify the total floor area.
- Identify cracks, potholes, surface undulations, damaged concrete, expansion joints and any other defects.
- Submit a condition assessment report along with a proposed repair methodology before commencement of work.

4.2 Surface Preparation

The vendor shall thoroughly prepare the existing floor to ensure proper adhesion of the epoxy system.

The work shall include:

- Removal of dust, dirt, grease, oil stains and loose particles.
- Mechanical grinding of the entire floor surface using heavy-duty planetary grinding machines.
- Grinding machines shall be equipped with integrated vacuum dust collection systems to minimize dust generation within the occupied basements.
- Shot blasting or scarification, wherever required, to obtain the desired surface profile.
- Vacuum cleaning of the prepared surface before application of primer.
- Moisture testing of the concrete substrate before commencement of epoxy application. No manual grinding or uncontrolled dust-generating processes shall be permitted.

4.3 Tile/Concrete Repairs

Prior to epoxy application, the vendor shall repair all damaged areas, including:

- Potholes and broken concrete.
- Surface cracks.
- Uneven or damaged floor.
- Expansion joints.
- Construction joints.
- Spalled concrete/tiles.
- Edge repairs around drains and utility openings.

Repairs shall be carried out using approved epoxy mortars, polymer-modified repair compounds or equivalent materials recommended by the epoxy manufacturer.

No epoxy coating shall be applied over defective or unrepaired concrete surfaces.

4.4 Epoxy Flooring System:

The vendor shall provide and apply a heavy-duty epoxy flooring system. The proposed system shall be suitable for heavy vehicular traffic and basement parking conditions.

- Driveway + Ramps + Walkways epoxy thickness will be 4mm+ in texture finish.
- Outside lobbies epoxy thickness with PU finish will be 4mm.
- Parking area epoxy thickness will be 3mm+ in texture finish.

The minimum finished thickness shall be clearly stated in the proposal.

4.5 Line Marking and Traffic Management:

The vendor shall execute all necessary floor markings after completion of epoxy flooring including:

- Parking bay markings.
- Parking numbering.
- Directional arrows.
- Speed limit markings.
- Zebra crossings.
- Pedestrian pathways.
- Fire equipment zones.
- No Parking areas.
- Wheel stopper markings.
- Hazard markings.
- Safety symbols and signage.

All markings shall be carried out using compatible, high-durability traffic-grade epoxy paint.

4.6 Protection of Existing Infrastructure

During execution, the vendor shall protect all existing installations, including:

- Columns.
- Walls.
- Fire hydrants.
- Electrical panels.
- Drain covers.
- Expansion joints.
- Utility ducts.
- Mechanical equipment.
- Existing signage.

Any damage caused during execution shall be rectified by the vendor at no additional cost.

4.7 Phased Execution

The work shall be carried out in a phased manner to ensure that basement parking remains operational with minimal inconvenience to residents.

The vendor shall:

- Prepare a phase-wise execution plan.
- Coordinate with the Estate Management team.
- Ensure proper barricading and diversion of vehicle movement.
- Maintain safe pedestrian access at all times.

4.8 Housekeeping and Waste Disposal

The vendor shall maintain high standards of housekeeping throughout the project. This shall include:

- Daily removal of debris.
- Disposal of waste materials at approved locations.
- Cleaning of work areas after each shift.

- Proper storage of materials.
- Prevention of dust accumulation in occupied areas.

4.9 Quality Assurance

The vendor shall establish a comprehensive Quality Assurance and Quality Control (QA/QC) system.

The QA/QC programme shall include:

- Inspection of substrate preparation.
- Surface profile verification.
- Moisture testing.
- Coating thickness measurement.
- Adhesion testing, if required.
- Inspection of finished surfaces.
- Rectification of defects before handover.

TWSAOA reserves the right to inspect the works at any stage and reject work that does not conform to the approved specifications.

4.10. Safety Requirements:

The vendor shall comply with all applicable statutory safety regulations and shall be solely responsible for the safety of personnel and property during execution. The vendor shall provide:

- Safety helmets.
- Reflective jackets.
- Safety shoes.
- Gloves.
- Eye protection.
- Respiratory protection where required.
- Warning signs.
- First-aid arrangements.

4.11. Testing and Handover:

Upon completion of the work, the vendor shall:

- Conduct a joint inspection with the TWSAOA Estate Management Team.
- Rectify all defects identified during inspection.
- Submit manufacturer's warranty certificates.
- Submit quality reports.
- Submit material test certificates.
- Submit maintenance guidelines for the epoxy flooring.
- Hand over the completed work in clean and ready-to-use condition.

4.12 Defect Liability and Warranty

The vendor shall remain responsible for any defects arising during the warranty period, including:

- Peeling.
- Delamination.
- Blistering.
- Cracking due to workmanship.
- Premature wear.
- Loss of adhesion.

All such defects shall be rectified promptly at no additional cost to TWSAOA within the stipulated response period.

FINANCIAL BID

Please find enclosed Annexure 2. The attached format and Financial Bid need to be filled with specified T&Cs.

BILL OF QUANTITIES - BASEMENT EPOXY WORKS					
S. No.	Description	Unit	Quantity	Rate	Amount
General notes :-					
	(i) The Contractor shall submit the samples of all material & TDS to the Project Manager for approval and finalization of samples.				
	ii) The rates should be inclusive of all lead, lifts, height, etc. complete.				
	iii) Rates include the cost of protection needed for finishing the work during the contractual period /handling over the project.				
	iv)The contractor should quote the rate after visitng the site & referring the. The rate should include all necessary for complete the job arrangements as required. Nothing extra will be paid.				
1	Epoxy Flooring				
	Providing and applying epoxy flooring in basement areas over the existing concrete/tile surface of approved shade and make, including surface preparation by mechanical grinding to remove laitance, oil, grease, and loose particles. The work includes application of epoxy primer and self-leveling epoxy floor topping using approved materials, laid strictly as per manufacturer's specifications. The process shall include proper mixing, application, finishing, curing, and final cleaning to achieve a smooth, seamless, and durable floor finish complete in all respects as directed by the Engineer-in-Charge. STEP WISE:- 1. Surface preparation 2. Repair work 3.Grinding Work 4.Primer Application 5.Self Levlling work 6. Epoxy coating 7. Line Marking				

A	Epoxy Car Park Coating - Textured (Driveway+Ramps+Walkways)- (Thickness-4mm)	Sqm	12240		
B	Epoxy Car Park Coating - Textured (Parking) (Thickness-3mm)	Sqm	15940		
C	Epoxy Repair Mortar	Kg	6000		
D	Yellow/White Marking (Thickness-0.2mm)	Rmt	2500		
E	Arrow Marking (Thickness-0.2mm)	No.	60		
F	Zebra Crossing (Thickness-0.2mm)	Sqm	60		
G	Drain Area Waterproofing (Thickness-1.5mm)	Sqm	200		
TOTAL AMOUNT					
Note:	a. Applicable Taxes extra				
	b. Warranty (no. of years) to be specified				
	c Warranty (scope of warranty)				

End of Document.