

DELHI DEVELOPMENT AUTHORITY

ELECTRICAL DIVISION NO. 5

(IN LIEU OF PWD-6)

CENTRAL NURSERY, SECTOR.5

DWARKA PHASE-I, NEW DELHI

NIT NO:27/EE/El.D.5/DDA/08-09. (FOR SPECIALISED WORKS).

Sealed item rate tender are invited for the following works by the Ex. Engineer (E), Elect. Divin. No.5/DDA, Central Nursery, Sector-5, Dwarka Ph. I, New Delhi up to 3.00 PM on 19-8-08 on behalf of DDA from the approved contractors of appropriate class of DDA, CPWD, Railways, MES, P & T & Specialized firms who meet the following conditions which shall be opened on the same day at 3.30 P. M. at Ground Floor, Vikas Minar, DDA Office I. P. Estate, New Delhi in the presence of intending purchaser or their authorized representative.

The enlistment of the contractors should be valid on the last date of sale of tenders.

In case only the last date of sale of tenders is extended, the enlistment of contractor should be valid on the original date of sale of tenders.

In case both the last date of receipt of application and sale of tenders are extended; the Enlistment of contractor should be valid on either on the two date i.e. original date of sale of tender or on the extended date of sale of tenders.

1. The annual financial turnover (gross) in Elect. Construction works in one of the preceding three financial years shall not be less than 100% of the estimated (gross) audited by Chartered Accountant on annualized basis (depending upon the time allowed for completion i.e. total estimated value divided by time of completion).
2. The satisfactory completion of at least two works of similar nature/class, each costing not less than 50% of the estimated cost (gross) of the proposed work in the Central/ State Govt./ Public Sector Undertaking / Govt. Autonomous bodies during the last five years.

The tender documents can be had on any working day from the office of Ex. Engineer (E), Elect. Division No.5/DDA between 11.00 A.M. to 3.00 P.M. on payment of cost of tender (non-refundable) mentioned each works on production of valid Enlistment Registration Certificate and valid Registration with works contract cell of sales tax department of GNCTD and tax clearance certificate issued by the works contract cell in form-XI. Sale of tender forms will be stopped 4 days (i/c the date of opening) before the date fixed for the opening of tender documents.

The manner of submission of tender, opening of the same and entry of contractors, their authorized representative to the place of opening shall be as provided in Clause-3(a), (b) and (c) of PWD-6 forming part of the tender documents.

EARNEST MONEY: The earnest money should be deposited along with tender documents in cash up to Rs.10,000.00 only, Receipt Treasury Challan / C.D.R. / F.D.R. / D.D. of Scheduled Bank issued in favour of Sr. A.O. (CAU) Dwarka, DDA, New Delhi. It should, however, be ensured that FDR / Pay Order is valid for a period of Six Months or more after last date of receipt of tender. The tender of the agency who does not enclose the earnest money in the prescribed manner shall be summarily rejected.

Sl.No.	Name of work.	Estt. Cost.	Last dt.of sale.	Time allowed
		E. Money	Dt. of opening	
		T. Cost.		
1.	M/O completed/closed scheme at Dwarka for 440 HIG Multistoreyed houses at Sector 19-B Dwarka. SH:Operation and Maintenance of lifts, 250 KVA D.G. set, Fire Fighting pump sets, Fire alarm system, common area lighting and clear water booster pump set alongwith D.G.set – Annual comprehensive maintenance of lifts.	Rs.13,34,304.00 Rs. 26,686.00 Rs. 500.00	14-8-08 19-8-08	12 Months.

Executive Engineer (E)
Elect. Divin. No.5/DDA.

No: F.3 (5)/EI.D.5/A/Cs/DDA/08-09/ 913

Dated: 30/7/08

Copy to:

1. CE(E),D-4, V.Kunj,DDA. (2) FO to CE(E),D-4,V.Kunj,DDA.(3)SE(E)-I,Office Complex Manglapuri DDA.(4) EE(QCC)-E,Vikas Sadan,DDA.(5) EE/EI.D.1,4,6,7,8,9,10,11,12 & Elect.Elyiver Divn. No.1/DDA. (6) AO(W)-II,Vikas Sadan DDA. (7)AO(CAU)/DWK./DDA.(8)AAO/EI.D.5/DDA.
9. H/C/EI.D.5/DDA.(10)AE(P)/EI.D.5/DDA.(11)AE(E)-3/EI.DS.5/DDA.(12) Tender clerk, Tender sale counter,Ground floor Vikas Minar,DDA. (13)Asstt. Security Officer, Vikas Minar,DDA.(14) DDA Builders Association (Regd.) C-29, Panchsheel Enclave ,N.Delhi.(15) DDA contractors Welfare Association (near enterence barrack No.1)Vikas Kuteer,N.Delhi. (16) DDA contractors Association,48-A, E-18, Vikas Kuter N.Delhi. (17)The Secy. CPWD contractors Welfare Association (Regd.) Y-Shape Bldg.I.P.Estate,N.Delhi. (18)The Gen. Secy. Contractor Association (Regd.) Arya Samaj Bazar Sita Ram,N.Delhi. (19) Elect. Engrs. Contractor Association 2362/1 Maharaja Complex West Patel Nagar, N.Delhi. (20)Elect. Contractor Association(Regd.) 41-A,Ph.II, Mayapuri Indl.Area,N.Delhi. (21) The Delhi contractors & Builders Association (Regd.) H.N.5503, Ch. Prem Raj Bhavan, Ch. Bhim Singh Road, New Chandrawal Delhi-7. (22)The sales tax officer, works contract cell ,Bikrikar Bhavan I.P.Estate,N.Delhi. (23) The Secy.(CRB), Vikas Minar,N.Delhi. (24) All Delhi DDA & MCD contractors Welfare Association (Regd.)253, Partap Khand Vishwekarma Nagar , Delhi-95. (25) Delhi Contractors Welfare Association (Regd.),88-B,(FirstFloor),JwalaHeriMarket,PaschimVihar,N.D.63.Elect.Divn. (C.W.G.)-2/DDA B-1/12/13 Community Centre, Janak Puri, New Delhi.(27) Notice Board/ EI.D.5/DDA. (28) Director (System) Through Website ddatender@dda.org.in.

EXECUTIVE ENGINEER(E)

SCHEDULE OF WORK

Name of work:-M/O Completed/closed Scheme at Dwarka for 440 HIG Multistoreyed houses at sector 19-B Dwar
SH: Operation and maintenance of lifts, 250 KVA D.G set, fire fighting pump sets, fire al
system, common area lighting and clear water booster pump set alongwith DG set-Annual
comprehensive maintenance of lifts.

S.No.	Description of Item	Qty	Rate	Unit	Amount
1.	Annual comprehensive maintenance of (Kone Elevator make) following electric lifts complete with all accessories and control equipment for D.G. variable voltage control system, automatic group supervisory control of rated speed of 1 mtr per second total rise 23/29 Mtr (approx) with steel car having centre opening power operated steel doors as per additional conditions attached.				
a.	8 Passengers (544kg) 5 landing	8 Nos		P.Month per lift	
b.	10 passengers (680kg) 6 landing	4 Nos		p.Month per lift	
c.	13 passenger (884kg) 6 landing	2 Nos		p.Month per lift	

ADDITIONAL CONDITIONS

1. The work shall be carried out as per CPWD lift manual as amended upto date.
2. The firm should depute trained men directly employed & supervised by them. The men should be qualified to keep the equipment properly adjusted and should be responsible to maintain the elevator equipment in proper and systematically examine, adjust and lubricate the elevator components as required.
3. The agency during normal working hours shall send at regular intervals and of frequently but at least once in a month technician to systematically inspect, adjust and lubricate the part of the elevator necessary to maintain the elevator in satisfactory working order. The agency will supply all lubricants necessary for the purpose.
4. The agency will take all responsible care and precaution in seeing that the elevators are safe for use and are in operating condition.
5. After receiving intimation from the department regarding breakdown of failure of the elevator, agency shall send as soon as possible technician to carry out necessary repair in order to restore the elevator in satisfactory working condition.
6. The AMC can be terminated at any time after giving 15 days notice.
7. The firm will carry out annual safety test to examine all safety devices.
8. In performing the services as mentioned above the firm will replace identical or equivalent items or rectify any components of the elevator rendered defective (with the approval of Engineer in-charge) due to normal wear and tear and arising out of ordinary and reasonable use of the elevator except for such items as mentioned below.
 - i) Elevator car enclosure (inside)
 - ii) Elevator car and landing door panels gates
 - iii) Incoming electrical wiring up to main switch in machine room
 - iv) Main switches in the machine room
 - v) The firm will not be liable to replace or repair free of cost under this contract damage caused to all or part of elevator as consequence of fire, water seepage, flooding
 - vi) Dry cells and batteries
 - vii) Decorative items including mirror and hand rail.

9. The free comprehensive maintenance i/c attending to breakdown repair/replacement of defective components with new ones etc. for a period of 12 months shall be provided by the contractor. This service shall i/c regular examination of the installation.
10. The agency shall submit the preventive maintenance schedule and shall carry out the work accordingly.
11. The agency has to provide technical assistance on behalf of the department and suggest improvement as and when required.
12. All repair work shall be attended during normal working hours of the normal working days with department representatives not below the rank of Junior Engineer present at the time of repair or replacement of the required parts.
13. The firm shall clearly exhibit caution board wherever required.
14. In case of dispute the decision of the Superintending Engineer of the Electrical Circle shall be final and binding on both parties i.e. Contractor and the Engineer in-charge.
15. The parts replaced shall be genuine parts intending for the purpose.
16. The agency shall get license of the lift renewed from the License Authority i.e. Electrical Inspector (lift) during the contract period. However required fee shall be borne by Department.
17. Maintenance contract can be extended for further period of three months on the same rates.
18. The lift shall b e stopped for use of public only after the company feels that it is unsafe for public and the same shall be informed to the Engineer in-charge or his authorized representative.
19. Payment to be made on quarterly basis.
20. The scope of work of this contract includes the following:
 - a) All spare parts, lubricants, tools and plants and trained labour etc. to keep the lifts in functional order.
 - b) Fortnightly, monthly, quarterly and annual servicing/checks as per the schedule of preventive maintenance attached.
 - c) Prompt call back servicing as and when complaint is sent to the agency.
 - d) Maintenance of records of servicing and repairs carried out.

21. Rate quoted by the agency shall be final & inclusive of all taxes, duties, cartage etc. The department shall not pay anything extra in this regard.
22. In case of fault/breakdown in the lift(s), the agency will be intimated on phone to attend the fault/breakdown. If the agency fails to take any action to rectify the fault/breakdown within 24 hours from time of complaint made to the agency a recovery @ Rs.750/- per day per lift shall be made from the bill of the agency. The amount of the above recovery in a month for one lift in no case shall exceed the amount payable to the agency for the lift per month.

FORTNIGHTLY MAINTENANCE OPERATIONS

(Use Porforma 2)

Sl.No.	Items	Checked by	Counter Checked by
1.	Check that lift stops in downward Direction properly with 25% overload With operation of the Emergency stop When lift is moving at full speed	M	JE
2.	Check that leveling is within limits + 75mm for single speed lifts and + 10mm for other lifts (For certain makes of lifts slightly larger tolerances may be permitted)	M	JE
3.	Check and lubricate by grease Cup or top up oil on Sleeve type bearings On (a) Sheave Shaft (b) Motor Shaft (c) Deflector Sheave Shaft (d) Governor pulley	M	
4.	Check and lubricate sleeve bearings of governor tensioning pulley at the pit.	M	

MONTHLY MAINTENANCE OPERATIONS			(Use Porforma 3)
Sl.No.	Items	Checked by	Counter Checked by
CONTROLLER			
1.	Clean Contacts and are shields with carbon tetra chloride (CC 14)	M	
2.	Move relay armature by hand for free movement and see that contacts are properly aligned.	M	S
3.	Replace carbon contacts if worn out	M	JE
4.	Check flexible leads to Relays	M	JE
5.	Check fuses of controller and mains.	M	JE
6.	Check oil level in dash pots	M	JE
MOTOR GENERATOR AND/OR DC MOTOR			
7.	Check and adjust carbon brushes, spring pressure Commutator. Reseat brushes	SM	
8.	Grease bearings	M	
AC MOTOR			
9.	Lubricate bearings	M	
10.	Clean Ventilation Passages	M	
GEAR BOX			
11.	Inspect for stray noises and Oil leaks.	SM	S
12.	Check axial play of worm shaft	SM	S
13.	Lubricate bearings and stop us in great box.	M	S

1.	2.	3.	4.
	BRAKES		
14.	Clean if only and trace source of Oil leakage	SM	
15.	Adjust clearance between shoes and drum	SM	
	SELECTOR		
16.	Clean Contacts	SM	S
17.	Adjust for proper leveling	SM	S
18.	Check tape safety switch	M	JE
19.	Lubricate shaft bearings	M	JE
20.	Check performance without load and with full load.	M	AE
	GOVERNOR		
21.	Lubricate bearings	M	S
22.	Check that the le-vers work smoothly	SM	S
23.	Check that electrical contact opens before the rope gets locked	SM	S & AE
	ROPES		
24.	Check condition of hoist ropes and governor rope	SM	S & AE
25.	Check slack rope safety switch	SM	S
26.	Lubricate rope if too dry	SM	S
	HOISTWAY		
27.	Lubricate guides and guide shoes	M	S
28.	Check that the bu-ffers are in proper position and measure and record counter weight luffer clearance with car at the top		

1.	2.	3.	4.
	RETIRING CAM AND LOCK		
29.	Check operation of cam and lock from the top the car at each landing. Check that retiring cam solenoid is not getting overheated and that movement of the cam is smooth.	M	S
30.	Check that all locks are functioning properly after opening and electrically after opening the cover. Check all set screws and springs and replace if necessary. The lever should lock the beak properly.	SM	S & AE
31.	Check that the retiring cam does not touch the lock roller at the landing which is being passed.	SM	S
32.	Check that car gate switch operates properly	SM	S
33.	Check car top controls and emergency stop.	SM	
34.	Check door closer safety, clean and readjust if necessary	M	JE
35.	Lubricate top track and door motor and linkage	M	
36.	Check that landing door can be Opened by emergency keys.	M	JE

QUARTERLY MAINTENANCE OPERATIONS

(Use Porforma 3)

Sl.No.	Items	Checked by	Counter Checked by
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MACHINE ROOM

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|----|--|-------|--|
| 1. | Check and adjust overload relay and phase failure relay | M | |
| 2. | Check power wiring terminations is switch , motor controller and power switching relays. | S | |
| 3. | Check commutator | S(SM) | |
| 4. | Check lubrication of all equipment | S | |

HOISTWAY

- | | | | |
|----|--|-------|---|
| 5. | Check rope fastenings at the car and counterweight | SM | S |
| 6. | Check guide clamps | SM | |
| 7. | Check upper and lower limit Switches for proper connections. after physical inspection get the lift to over travel by holding from controller and see that the switches operate properly | SM | S |
| 8. | Check guide clearances and adjust. | SM | |
| 9. | Check condition of travelling cable and terminations at junction boxes. | S(SM) | |

ANNUAL MAINTENANCE OPERATIONS

(Use Porforma 3)

Sl.No.	Items	Checked by	Counter Checked by
1.	Inspect the car frame for bends or cracks	S	JE
2.	Check insulation of power circuits	M	
	(a) Incoming cable		
	(b) Switch and feed upto controller		
	(c) Between different power relays		
	(d) Motor		
	(e) Power cores in the travelling cable		
3.	Check operation of the car over-Speed safety gear by moving the levers manually and see that the safety locks up properly.	SM	S
4.	Check that the sheave is tight on the shaft. also check with hammer sounding for cracks. check sleeve bearings, clean and relubricate. adjust for proper axial play.		
5.	Unload car (a) Check the worm gear back lash and adjust by removal of shims as required. (b) Check trust bearing and check anial play and realign.	SM	S
6.	Check Motor bearings, clean and relubricate .Catefully	SM	
7.	Check the gear coupling bolts are tight	SM	S
8.	Check f gear box and fill fresh Oil.	SM	
9.	Remove brake shoes, clean and refit or replace brake linings, inspect fulcrum pins, springs, clean and reassemble. Check that drum is not scored or worm unevenly		
10.	Clean guides and guide shoes with carbon tetra chloride (CC 14) and flushing oil and relubricate. Thereafter clean the pit.	M	JE