

ANNEXURE -1 : BID INVITATION NO. - 6300032129

Service Contract for Maintenance of Air Conditioner units in Engine Division, ASMD & in Mktg. Divn. of BEML Ltd. Mysore Complex for a period of TWO years from the date of 1st visit for service.

SCOPE OF AMC SERVICE WORK:

01. This service maintenance contract is for the purpose of providing periodical preventive maintenance and breakdown call service for the Air Conditioning Equipment's and its Electrical / Electronics controls to up-keep the system intact.

02. Equipments located at BEML Ltd., Mysore Complex in Executive offices / Admin Buildings of Engine Division, Aerospace Division, Marketing Spare Parts Division, and in various workshops of all 3 divisions.

03. Subject to terms and conditions that form an inseparable part of this contract, once executed the AMC option is irrevocable to any other option during the contract period.

04. The Total number of AIR CONDITIONERS IS SIXTY SIX ONLY. (Qty = 66 nos).

AMC Scope Includes QUARTERLY scheduled service, breakdown call service, free transportation, supply of nitrogen, Refrigerant Gas, Vaccumising, Gas welding, complete work as required at site, and content of work as detailed under.

A. SERVICE TERMS AND CONDITIONS:

1. Service maintenance contract will be valid for TWO years from the date of 1st visit to service.
2. FOUR preventive maintenance/year to be carried out during contract period for each unit per year.
3. Firm shall give P.M. schedule for the entire air conditioners units in advance & should honor the PM schedule.
4. Apart from the regular P.M. visits, firm shall attend to any number of breakdown calls within a reasonable time (Maximum of 24 hours).
5. BEML is not responsible for any accidents to the firm representatives at the time of carrying out work at BEML site.
6. The servicing / repairing work should be carried out without hampering the Officers / Executives official activities. The work should be carried out in 1st & in 2nd shifts (between 8.00 to 18.00 hrs) as well as Sundays / Holidays whenever necessary arises.

B. GENERAL TERMS AND CONDITIONS:

- 1) When working at heights inside or outside building all safety precautions to be monitored by Firm Supervisor as per factory act and BEML LIMITED will not be responsible for any accident which may occur to your workmen during the Execution of work. Any accident occurs should be reported to our safety Officer OR in-charge of electrical maintenance immediately.
- 2) Repaired / Serviced Equipment should be guaranteed for a period of six months (6 months) from the date of repair against workmanship, any defect due to fault workmanship should be rectified by you free of cost during the guarantee period. Firm should submit a copy of authorized service license issued from OEM like M/s VOLTAS Ltd., OR BLUE STAR OR CARRIER OR ANY REPUTED AC MAKE COMPANY.

Firm's Signature and Stamp for Acceptance.

- 3) During the Working period if any BEML Ltd. property is damaged by your workmen, the prevailing cost of the property will be deducted from your Bills or Firm has to incur.
- 4) Necessary work permits required for carrying out the job will be issued by BEML. You are advised to take work permit before commencement of work indicating the number of personnel working.
- 5) The supervisor and the workman should report to the Electrical Maintenance office daily at 8.00 AM for obtaining necessary work details and to take instructions from maintenance engineers. The firm's nominated supervisor should be available at the work spot.
- 6) Firm should ensure that all the personnel engaged by them for the above works are covered under ESI & PF scheme as per STATUTORY REQUIREMENT / FACTORY ACT, and persons should wear safety appliances during carrying out the work.
- 7) BEML reserves the right to extend the contract if performance is satisfactory or to terminate the contract if performance is not satisfactory without any prior notice.
- 8) In case of any dispute the decision of Engineer In-Charge, Manager, Electrical Maintenance is final and binding on all the matters.
- 9) The payments will be made periodically on the progress of work once in Three months (QUARTERLY PAYMENT, AFTER COMPLETION OF WORK & UP ON CERTIFICATION BY DEPT. HEAD PLANT ENGG.)
- 10) This contract does not cover the repair / replacement of any spares found defective like compressors, fan motors, blower motors, electrical contactors, starting kit, Capacitors, repair of PCB, Rewinding of motor, replacement of AC remote etc. and the same will be charged extra actual OR for the Agreed price.
- 11) The offer includes periodic quarterly preventive maintenance services & attending the breakdown calls as & when called for within 24 hours of the day.
- 12) LD will be deducted at 1% of value per year; if Preventive Maintenance is not carried out as per schedule and system availability is below 95%.
- 13) BEML may provide Coffee, Lunch and Tea prepared in BEML canteen to your workmen at actual cost, during Coffee, Tea and Lunch Breaks.

NOTE:

- 1. AMC to be taken up, on the basis of as is and where is condition of all existing Room AC, Split AC, Panel AC, oil coolers, coolant chillers etc.**
- 2. AMC includes Repair & Servicing, Supply & Refilling Refrigerant Gas, Vaccumising, Supply & Refilling Nitrogen Gas for leak test, Brazing, Gas welding, Free Transportation, supply & fixing Genuine spares at extra actual cost OR as per agreed Rate Contract, Extending support to get spares & warranty repairs etc. 2. Firm to visit BEML works, Survey & inspect all the AC units and to Quote their offer.**
- 3. WATER SERVICE: The First Quarterly service of the year to be start with chemical wash & water service and to continue water service once in a year OR as required during quarterly service. Chemical / washing powder and any other consumables required for service is in firm's scope.**
- 4. SCHEDULED PM SERVICE / PERIODICAL SERVICE: - Quarterly Service includes) Cleaning of Condenser / Evaporator Coils / Filters, ii) Lubricating of Blower motor and any other rotating parts, iii) Checking of current & voltage, iv) Checking of Electrical accessories & wiring, v) Checking for Vibration & Rectifying the same. vi) Vaccumising, Gas leak arresting, leak testing and gas refilling – if gas leak is detected and vii) **INCLUDES SUPPLY & FILLING OF NITROGEN GAS FOR LEAK TEST & REFRIGERATION GAS FOR COMPRESSOR.****

Firm's Signature and Stamp for Acceptance.

5. BREAKDOWN SERVICE: Breakdown calls shall be attended apart from scheduled service. All Break Down Calls to be attended to within 24Hrs of the call.
6. WARRANTY REPLACEMENT OF COMPRESSOR : The Firm to co-ordinate with manufacturer / OEM, to arrange for collection, replacement of new compressor and gas charging etc. complete work to put back the unit in to service, at **EXTRA ACTUAL COST – EXCEPT for parts supplied against warranty.**
7. REWINDING / REPAIR OF BLOWER MOTOR: The repair and rewinding of blower motor is in firm's scope at extra actual cost OR as per rate agreed at the beginning of AMC.
8. Shifting of AC units if required within the BEML premises is also included in Firm's scope at extra actual cost OR as agreed at the beginning of AMC.

9. Rate to be quoted for each unit / year. The lists of AC units are as below.

Item no.	Description of AC units	Qty.	Quoted price for each AC unit for First Year	Amount in Rs. For total nos. of AC units for First Year
1	Room AC / Window AC- 2 TR	3 nos.		
2	High wall Split AC - 2 TR	18 nos.		
3	Panel Air Conditioner Units	32 nos.		
4	Oil / Coolant Chillers AC Units	3 nos.		
5	FMS spindle oil coolers 7TR (2x3.5TR)	2 nos.		
6	Fan Coil Unit type AC 2TR	3 nos.		
7	Package AC 5TR/7.5TR	3 nos.		
8	Ductable / Cassette type AC units	2 nos.		
	Total	66 nos.		

Item no.	Description of AC units	Qty.	Quoted price for each AC unit for Second Year	Amount in Rs. For total nos. of AC units for Second Year
1	Room AC / Window AC - 2 TR	3 nos.		
2	High wall Split AC 2 TR	18 nos.		
3	Panel Air Conditioner Units	32 nos.		
4	Oil / Coolant Chillers AC Units	3 nos.		
5	FMS spindle oil coolers 7TR (2x3.5TR)	2 nos.		
6	Fan Coil Unit type AC 2TR	3 nos.		
7	Package AC 5TR/7.5TR	3 nos.		
8	Ductable / Cassette type AC units	2 nos.		
	Total	66 nos.		

10. In case of spares required to be replaced during AMC, BEML will provide the same. For this firm has to quote separately the Rate list of necessary spares in the event of order/ or firm has to supply according to the agreed rate list as below:

Firm's Signature and Stamp for Acceptance.

Agreed Rate List for Spares (Valid up to end of AMC period):

Item No.	Description	Unit Price Rs.	Firm's Remarks if any
1	Spare Compressor for Window / Room AC (against surrender of old defective) 2.0 TR with manufacturer warranty & Test Certificate issued		
2	Spare Compressor for High Wall Split AC (against surrender of old defective) 2.0 TR with manufacturer warranty & Test Certificate issued		
3	Spare Compressor for Panel AC (against surrender of old defective) with manufacturer warranty & Test Certificate issued		
4	Spare Capillary / Drier Strainer set		
5	Spare Starting Kit for Window AC 1.5/2 TR		
6	Spare - Providing of Condensor Fan motor		
7	Spare - Providing of Fan Blade		
8	Spare - Providing of Evaporator Blower		
9	Spare - Providing of Evaporator Blower motor		
10	Spare - Providing of Filter Drier for Chiller Unit		
11	Spare - Providing Digital Tempr. Controller Unit		
12	Spare - Providing Thermostat / Tempr. Sensor Unit		
13	Spare - Providing Starting Capacitor for 2TR HWSAC		
14	Spare - Providing Running Capacitor for 2TR HWSAC		
15	Spare - Providing Cordless Remote for 2TR HWSAC		
16	Spare - Providing swing motor to HW SAC		
17	Spare - Providing Stabilizer suitable for 2.0 Tr AC units		
18	Spare - Providing Evaporator motor for Panel AC		
19	Spare - Providing Condensor motor for Panel AC		
20	Spare - HP/LP Pressure Switch for Chiller AC unit		
21	Spare – Capacitor for Fan motor		
22	Spare - Display/ Control PCB for AC Units		
23	Spare - OLP / Over Load Relay for Compressor		
	Any other Spare Part not listed above		
i)	Shifting of Window / Room ACs – 3nos.		
ii)	Shifting of High wall Split ACs – 5 nos.		
iii)	Shifting of Package ACs – 3nos.		
iv)	Shifting of FMS Spindle Oil Cooler – 2nos.		
v)	Shifting of Oil / Coolant Chiller AC – 2nos.		
vi)	Shifting of Panel ACs – 8 nos.		

Firm's Signature and Stamp for Acceptance.