

**DELHI DEVELOPMENT AUTHORITY
ELECTRICAL DIVISION NO. 8**

SCHEDULE OF WORK

Name of work : Maintenance of completed works (North Zone)

SH : Annual maintenance of lifts at 320 Multi Storeyed, Flats at Motia Khan, Block No. 2&5.

S.NO.	DESCRIPTION OF ITEM	QTY.	UNIT	RATE	AMOUNT
1.	Comprehensive maintenance of OTIS make 10 passengers automatic elevator, speed 1 meter per second serving from Ground, 1 st , 3 rd , 5 th and 7 th Floor i.e. 5 Nos. opening i/c repairing, service and replacement of parts as per additional conditions attached.	4 lifts for 12 month	Per lift per month		

ADDITIONAL TERMS AND 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 qualified to keep the equipment properly adjusted and should responsible to maintain the elevator equipments in proper and systematically examine, adjust and lubricates the elevator components as required.
3. The agency will take all reasonable care and precaution in seeing that the elevators are safe for use and are in good operating condition.
4. The agency, during normal working hours, shall send at regular intervals, and as frequently as the agency thinks necessary having regard to the age nature and condition of the elevators (but not less than 12 times per annum). A technicians to systematically inspect, adjust and lubricate the parts of the elevator necessary to maintain the elevator in satisfactory working order. The agency will supply all lubricants (make as per sponsored of the company) necessary of the purpose.
5. Upon notification by the department of a break down or failure of the elevator the agency shall send as soon as may reasonably be possible and during the agency's normal working hours a technician to carry out necessary repair in order to restore the elevator to satisfactory working condition.
6. The firm will carry out annual safety test to examine all safety devices.
7. In performing the services as mentioned above the firm will replace (identical or equivalent item) or rectify any component 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) Bulbs (Indicator bulbs, fluorescent tubes) and alarm bell / buzzer.
 - (iv) Cabin fans.
 - (v) Incoming electrical wiring upto main switch in the machine room.
 - (vi) Main Switch in the machine room.
 - (vii) Intercom and telephone wiring upto machine room.
 - (viii) The firm will not liable to replace or repair free of cost under this contract

any damage caused to all or part of the elevator as consequence of fire, water seepage, flooding etc.

(ix) Dry calls and batteries.

(x) Decorative items including mirror and hand Rail.

8. The agency has to provide technical assistance on the behalf of the department and suggest improvement as and when required.
9. All repair work have to 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 the replacement of the required parts.
10. The firm shall clearly exhibit action board as required when ever.
11. In case of dispute the decision of the Superintending Engineer of the Electrical Circle-2 shall be final and binding on both parties i.e. contractor and the Engineer- in-charge.
12. The parts replaced shall be genuine parts intending for the purpose.
13. The agency shall co-ordinate with the department in getting the licence of the lift renewed from the licence Authority i.e. Electrical inspector (lift) during the contract period. However required fee shall be borne by Department.
14. No payment under clause 10CC of the contract is payable.
15. The contract shall be for the period of one year and shall came into force from the date of start of work. The contract may be terminated at any time with 15 days notice.
16. Maintenance contract can be extended if so required by the Engineer-in-charge on the same Terms & Conditions.
17. The lift shall be 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.
18. Agency shall get the licence of lifts from lift inspector of GNCTD within the quoted cost. However fees shall be paid by the department.