

NOTICE INVITING TENDER

1. Online e-tenders are invited by General Manager(Tech. & HR), SCOPE on behalf of Constituents of SCOPE Minar, Laxmi Nagar Delhi- 110092 for the following work :
 - 1.1 Name of the work : **AMC of IBMS (Integrated Building Management System) at SCOPE Minar, Lami Nagar, Delhi-92**
 - 1.2 Estimated Cost : Rs. 17,40,946/- plus GST @ 18% per Annum.
 - 1.3 Earnest Money : Rs. 41,100/-
 - 1.4 Tender Processing fee : Rs. 1541/-
 - 1.5 Duration of Contract : Two Years from issue of work order
 - 1.6 Cost of Tender : Rs. 560/-
 - 1.7 Commencement of downloading E-Bid : 13.06.2025 from 10.00 AM
 - 1.8 Last date of downloading of E-Bid : 30.06.2025 Up to 10.00 AM
 - 1.9 Last date of E-Bid submission : 30.06.2025 Up to 03:00 PM.
 - 2.0 Last date of submission of Tender Cost & EMD(online payment) : 30.06.2025 Up to 03.00 PM
 - 2.1 Tender opening date & time(technical) : 30.06.2025 at 3.30 PM
 - 2.2 Tender Opening date & time (Financial) : To be intimated later
2. Bidders have to download the Bid documents from the e-procurement portal i.e. <https://scope.ewizard.in> after registering themselves on portal and submit e-bids after payment of bid processing fee & Bid document fee before last date & at time of downloading the e-bids online. Bidder can also view the NIT, scope of work on www.scopeonline.in. For E-tendering support:- 9355030607, 9355030616
3. **Bids shall be submitted through e-bidding mode only. No other mode of bid submission shall be accepted.**
4. Tender document shall be accepted only from reputed, specialized Agencies/ Contractor working with CPWD/PWD/MES/Railway/PSUs/Autonomous Bodies/SCOPE who fulfill following pre-qualification criteria & showing their original document in this regard:
 - 4.1 Proof of having successfully completed similar works during the last 5 years ending last day of the month previous to the one in which applications are invited:

Three similar completed works, each costing not less than the amount equal to 40% of estimated cost put to tender.

OR



Two similar completed works, each costing not less than the amount equal to 60% of the estimated cost put to tender.

OR

One similar completed works of aggregate cost not less than the amount equal to 80% of the estimated cost put to tender.

Similar work shall mean experience in O & M/ AMC/ Project Execution of Building Management System in multistoried buildings / office complex.

- 4.2 The tenderer must be registered under ESI, PF, GST & Income Tax act and PAN No. Copies of registration papers along with details need to be furnished. Latest ESI & PF deposit with challan authority is also needed.
- 4.3 Average annual financial turn over should be at least 100 % of the estimated cost during the immediate last 5 consecutive financial year.
- 4.4 Balance sheet for previous three years with ITR.
- 4.5 Copies of similar works executed / in hand for multi-storied office building & industry during last three years along with work order & clients performance certificate.
- 4.6 All the above certificate / documents shall be submitted by the firm duly signed & self attested subject to verification with original documents.

- 5 The tender shall be submitted: through portal only i.e. <https://scope.ewizard.in>.
- 6 The Tender Cost (Form Fee), Earnest Money Deposit (EMD), and Tender Processing Fee (TPF) must be paid by the bidder through online payment mode only, as provided on the e-tendering portal, i.e., <https://scope.ewizard.in>. In case the bidder fails to technically qualify as per eligibility criteria of the tender or is not the Lowest (L1) bidder, The EMD amount will be refunded to the bidder's account details as provided on the bidder enrollment registration page of SCOPE e-Tendering portal: <https://scope.ewizard.in>.
- 7 The agencies are advised to visit the site before quoting their rates in the tender.
- 8 Tenderers are invited to submit their offers strictly based on the layout, design parameters, specific requirements, terms & conditions and specifications given in the tender document and instruction to bidder.
- 9 Pre-bid Conference shall be held at 2.30 PM on 26.06.2025 if required.
- 10 SCOPE reserves the right to reject any or all tenders without assigning any reasons.


General Manager (Tech. & HR)

SCOPE OF WORK

SCOPE Minar is a state – of – art high rise office complex of Public Sector Enterprises. The complex, having an area of 1 lac sqm. has two tower blocks. The complex has provided with SAUTER RACE (Now Carrier Race Tech. Pvt. Ltd.) Building Management System (BMS), GE Edward make Intelligent Fire Addressable system(IFAS) and AXIS Make CCTV System. The scope of work shall include Operation & Maintenance of Integrated Building management System (IBMS) (as detailed in Technical Specifications) and shall include the deployment of duly qualified skilled manpower with all necessary tools & tackles and day-to-day Operation & Maintenance of the complete system. The manpower shall be deployed in three shifts round the clock i.e. from 6.00 AM to 6.00 AM.

The agency shall be responsible for operation & maintenance of following:

A) AIR HANDLING UNITS (AHUs) – 105 Nos. Approx.

- i AHU Starter Panel Auto/Manual status.
- ii Start/stop of AHU supply air fan.
- iii AHU Fan run status through Differential Pressure Switch across blower.
- iv AHU Filter Clogg status through Differential Pressure Switch across filter.
- v Return Air Temperature monitoring.
- vi Chilled water flow control & monitoring of its actual opening % to achieve set temperature conditions for the respective areas.
- vii Supply Air Temp. Monitoring
- viii Monitoring the run hours of the supply air fan.
- ix Sprinkler Water Flow Switch activation.
- x Alarm configuration for the required monitoring parameters.

The AHU operation shall be as below:-


- .1 The unit shall be scheduled on a weekly schedule basis (timings shall be user configurable).
- .2 The DDC systems shall monitor runtime of supply fans and produce maintenance time reminders at the manufacturers recommended interval.
- .3 The chilled water valve shall be interlocked to operate with their respective supply air fans.
- .4 The DDC systems shall monitor fan status through a differential pressure switch.
- .5 The DDC systems shall monitor filter clogg status through a differential pressure switch.
- .5 The DDC systems shall monitor the return air temperatures and supply air temperature.
- .6 The 3-way chilled water control valves shall modulate to maintain the return air temperature at the set-point value through PI (for slow loop). The valve % opening shall also be monitored.

Interlocks:

- In case of no air flow status the valve shall be locked to 0% open position.
- In case of Fire Alarm through the Sprinkler Water Flow Switch the AHU shall be commanded OFF.

Alarms:

- Supply Fan mismatch failure Alarm.
- Supply Temperature Alarm (High & Low)
- Return Temperature Alarm (High & Low)
- Sprinkler Alarm



B) AIR WASHERS- 18 Nos.

- i Starter Panel Auto/Manual status.
- ii Start/stop of Air Washer.
- iii Air Washer Run Status.
- iv Monitoring the run hours of the Air Washer.
- v Fire Alarm Input from Relay Module of FAS system or Software integration point.

The Air Washer operation shall be as below:-

- 1 The unit shall be scheduled on a weekly schedule basis (timings shall be user configurable) or the DDC system shall monitor the CO level in the particular area fed by air washer and if same is above 700 ppm (Changeable set point) then air washer will be started.
- 2 The DDC system shall monitor AW status through a its contactor NO contacts.

Interlocks: - In case of no run status confirmation command shall be reset OFF.
- In case of Fire Alarm through the FAS system the AW shall be commanded OFF.

Alarms: -AW mismatches failure Alarm. An alarm POP shall be created describing the AW -CORE number and in Graphic the AW shall flash.

C) VENTILATION FANS – 16 nos.

- i Monitoring CO level in the parking bay exhausted by the fans.
- ii Starter Panel Auto/Manual status.
- iii Start/stop of Exhaust Fan.
- iv Exhaust Fan Run Status.
- v Monitoring the run hours of the Exhaust Fan and trend of CO level.
- vi Fire Alarm Input from Relay Module of FAS system or Software integration point.

The Ventilation Fans operation shall be as below:-

- .1 The Fans could either be scheduled ON (weekly) &/or the DDC system shall monitor the CO level in the particular area exhausted by the ventilation fans and if same is > 35 ppm then the respective area ventilation fans shall be switched ON till the level drops to <20 ppm. The cut-off and start-off of nos. of fans shall be in step and time interval of 3-5 minutes (programmable).
- .2 The DDC system shall monitor fan status through a its contactor NO contacts.
- .3 In case of FIRE the fans shall be automatically started to exhaust out any smoke.

Interlocks: - In case of no run status confirmation command shall be reset OFF.
- In case of Fire Alarm either through the FAS relay module or Software integration the fans shall be commanded ON.

Alarms: -Ventilation Fans mismatch failure Alarm. An alarm POP shall be created describing the FAN Location / number and in Graphic the FAN shall flash.
-CO level >35 ppm (adjustable). An alarm POP shall be created describing the Area and in Graphic (autocad layout) the area shall flash in BLUE.

C) PRESSURISATION FANS – 8 nos.

- i Starter Panel Auto/Manual status.
- ii Start/stop of Pressurisation Fan.
- iii Pressurisation Fan Run Status.
- iv Monitoring the run hours of the Pressurisation fan.
- v Fire Alarm Input from Relay Module of FAS system or Software integration point.

The Pressurisation Fans operation shall be as below:-



- .1 In event of FIRE ALARM from any Floor Conventional Panel or Intelligent Fire Alarm Loop, the pressurization fan shall take PRIORITY command and shall be switched ON. Till operator commanded OFF or Fire Alarm Signal is resetted.
- .2 The DDC system shall monitor fan status through a its contactor NO contacts.

Interlocks: -In case of Fire Alarm either through the FAS relay module or Software integration the fans shall be commanded ON.

Alarms: -Pressurisation Fan RUN & FAIL shall generate priority ALARM in OWS. An alarm POP shall be created describing the FAN -CORE number and in Graphic the FAN shall flash.

The AGENCY shall examine in detail the existing system with respect to the above to make them operational by modification / up gradation / replacement as required.

B Existing Intelligent Fire Alarm System: -

SCOPE MINAR has TWO MAIN PANELS one a "128 Zone Conventional Panel" located in Security Room Ground Floor to which all floors offices are connected with conventional detectors, hooters, manual call & points (**this is not to be operated under this contract**) and the second an "Intelligent 4 Loop Panel" located in BMS room of GE, EST 3 Make consisting of the following:-

- a) 4 Loop Intelligent Fire Alarm Panel (Model: EST - 3) One Loop for each Core (1,2,3&4).
- b) 150 nos. addressable smoke detectors Model SIGA PS which are installed in the office area (near the AC return air grill) and in the ground floor common area
- c) The above panel has integrated with the BMS software and are mapped via MODBUS-RTU to LON or BACnet/IP integrator (of required data points). The vendor to Import Auto-cad layouts of CORE, every floor into the BMS Software and dynamically locate / bind the fire alarm component. (If soft copy of Auto-Cad drawings are not available, vendor to make fresh Auto-Cad drawings from print (at no extra cost) and do the needful.
- d) The Fire Alarm System components once mapped on BMS should be available as BACnet/IP points and linked to the various logics as in AHU's, Ventilation Fans, Air Washer's, Pressurisation Fans. Data should be available for recording in BMS software.
- e) All screens to allow POP of Fire Alarm Messages on priority, detectors address and screen RED blinking should be available on BMS graphics.
- f) The existing wiring shall be traced and any broken loop shall be re-connected.
- g) The addressable relay modules shall be used to switch ON or OFF devices as decided by Engineer-in-Charge.
- h) Every AHU DDC panel, and Ventilation & Air Washer shall be programmed with FAS alarm to enable EMERGENCY SAFTEY SHUT-DOWN & START UP in case of Pressurization Fans as required in case of Fire.
- i) Integration of FAS with BMS has to be maintained all the time.

Bidders to study the existing installed Fire Alarm System and confirm the details, the above detail are mainly for guiding the bidder

C Existing CCTV System: -

SCOPE MINAR has an existing IP Based CCTV system which is of AXIS make consisting of following equipments:-

PTZ cameras : 1 No.



Dome / Fixed cameras	:	232 nos.
Multisensor Cameras	:	12 Nos.
NVR (NUUO Make)	:	09 nos.
Monitor 43" (DELL Make)	:	08 nos.
Monitor 75" (ONFINITY Make)	:	01 No.
CPU (DELL Make)	:	05 Nos.

The AGENCY shall be responsible for day to day monitoring as well as making recording of the clips as & when required as per direction of Engineer – in - charge.

DOCUMENTS TO BE MAINTAINED / SUBMITTED

1. Log book (s) of daily events.
2. Complaint registers (s) / files.
3. Planning and scheduling of preventive maintenance.
4. Reports of preventive maintenance done.
5. Daily breakdown maintenance / status reports.
6. Spare consumption register / reports.
7. Attendance sheets.

Formats for above reports shall be finalized in consultation with supervising engineer / EIC.

COST OF MATERIALS / ITEMS INCLUDED IN SCOPE OF WORK

- a Re-wire able fuses, porcelain fuse base and carrier, MCBs up to 6A, locks for padlocking of switches, nuts, bolts, washers, screws, insulation tapes, PVC sleeves etc.
- b Cost of all T & P and all required test equipments.
- c Stationeries required for maintaining documents by the contractors.
- d Material / item required for the safety for the person on duty as per IE rules.
- f Panel indicating lights, push button, NO/NC contacts, nuts, washers, control fuse Links up to rating of 4 amps, Resistances etc.

COST OF MATERIALS / ITEMS NOT INCLUDED IN SCOPE OF WORK

Materials / items which have not been covered under cost of materials included in scope of work shall be supplied by the agency as and when required. The cost of those materials supplied by the agency on actual cost based on the actual consumption shall be paid extra along with the handling charge of 10%.

