

Upohar Luxury Apartment Owners' Association (ULAOA)

Request for Proposal

For Supply, Installation, and Commissioning of Fire Detection and Alarm Systems (FDAS)



Upohar Luxury Apartment Owners' Association

Registered under West Bengal Apartment Ownership Act XVI of 1972

Registration No. 000512019 of 2019.

Upohar Luxury HIG Complex, 2052 Chakgaria, Kolkata – 700094.

GSTIN: 19AABAU5990M1ZO; State West Bengal Code: 19

Date: 5 September, 2023

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Disclaimer

1. This Request for Proposal is not an agreement or offer by ULAOA, to the prospective Bidders or any party.
2. ULAOA reserves the right, without prior notice, to change modify or alter the RFP at any time before the Bid Deadline without assigning reasons thereof. Such a change would be intimated to all parties procuring this document.

Introduction

Upohar Luxury Apartment Owners' Association (ULAOA) is an association of the apartment owners' of Upohar Luxury Complex. The housing complex consists of eleven twenty-storied buildings.

All eleven towers are equipped with Fire Detection and Protection Systems (FDAS). However, seven of these towers need additional fire detection points along with relevant accessories.

Scope of Work

For each building, 20 Multi-sensor addressable detectors will have to be installed and commissioned in the two enclosed Electrical Shafts running vertically through the two staircases from the ground floor to the 19th Floor. 4 more addressable multi-sensor detectors are to be installed in the 2 Electrical meter rooms on the ground floor of each tower. The above 24 detectors are to be connected to an Alarm Panel on the ground floor by 2 core 1.5 sq-mm Cu armoured FRLS cable.

In addition to the above, 3 Multi-sensor detectors and one Manual Call Point are to be installed in the Basement-2 Pump House, and 2 Multi-sensor detectors are to be installed in the Water Treatment Plant room. These detectors and MCP are to be integrated with Tower 9 or 10 Alarm Panel (whichever is nearer).

The alarm panel is to have provision to connect at least an additional 50 Detectors / Manual Call Points in the future. The alarm output from the Alarm Panel is to be integrated with the existing Public Address (PA) system of each building. The FDAS should have a power backup of a minimum of 1 hour in case of mains power failure.

Suitable provision is to be made while laying cables for the new detectors in the electrical shaft so that the detectors and MCPs located in each floor lobby can be connected to the newly laid cable in the future.

Bidders are requested to visit the site to have a better understanding of our requirements.

Items to be supplied, installed, and commissioned

Sl	Description	Units	Quantity	Price per unit (INR)	Total price (INR)
1	Alarm Panel	Nos	7		
2	Multi-sensor addressable detectors	Nos	173+10		
3	Base for detectors	Nos	173+10		
4	Manual Call Point	Nos	1+10		
5	2 core 1.5 sq-mm Cu armoured FRLS cable	Meter	1000		
6	Supervision & Commissioning	Lumpsum			
Total without GST (INR)					
GST (%)					
GST applicable (INR)					
Total including GST (INR)					

The following may be noted:

1. The price should include the delivery charges.

2. The length of the 2 Core x 1.5 Sq.mm Cu armoured FRLS cable actually used for installation would be paid for.
3. Please confirm the brand/model of the items being quoted and share their brochures.
4. Please inform the quality certifications of all the items.
5. Kindly inform us whether, in the future, it would be possible to integrate the panels of all the towers in case ULAOA plans to have a central control station.
6. Please inform the time to be taken for the complete execution of the project duly segregating the time to be taken for supply and time to be taken for installation (or any other way of description that you may find appropriate).
7. A warranty of at least one year will have to be provided.
8. Please provide annual maintenance contract charges for all seven towers. The AMC amount will not be considered as part of this order. We will discuss it with you before the expiry of the warranty period.
9. Please confirm the period for which spares and service support for the items would be available from you and/ or the OEM.
10. Kindly share your credentials, particularly those in or around Kolkata.
11. Please share your company profile including information like turnover, number of staff, office address/ contact numbers, GST number, email, accolades, material litigation outstanding if any etc.
12. The fire detection and alarm system will have to be integrated with the public address system installed in the towers of Upohar Luxury Complex.
13. The vendor will provide free preventive maintenance services during the warranty period and any part supplied by the vendor, found defective during the warranty period will be replaced free of cost.
14. During the installation process, in exceptional cases, ULAOA will have the right to modify plans regarding BOQ, installation and materials to be used. In such cases the modifications will be mutually discussed between the vendor and ULAOA to arrive at an optimal solution.
15. The vendor will provide a full operation and maintenance manual of the system installed and demonstrate the operation of the system to persons nominated by ULAOA to the extent they can
 - a. operate the system to identify the address of activated detectors,
 - b. activate alarms manually through manual call points,
 - c. test the detectors,
 - d. reset the system in case of any minor fault, and
 - e. on other matters as required.
16. If any bidder conceals any material information or makes a wrong statement or misrepresents facts or makes a misleading statement in its Bid, in any manner whatsoever, ULAOA reserves the right to reject such Bid or cancel the Letter of Award, if issued at any stage.

Payment terms:

1. 25% advance with purchase order.
2. 55% within 4-5 days of materials supply.
3. 10% within 4-5 days of job completion.
4. Balance 10% within 30 days of job completion.

General information:

1. Bidders seeking any clarification and/or interested in inspecting the location before submitting the bid may write to fdasulaoa@gmail.com.
2. During the execution of the project the vendor will get a reasonable space to store their items, if needed. The vendors will coordinate with ULAOA's Facility Manager in this regard. For any other day-to-day matter, the vendor will coordinate with the Facility Manager.
3. The bid should be valid for a period of 60 days.

Bid submission:

1. The technical and financial bids may be submitted in two separate sealed envelopes.
2. The envelope of the technical bid should clearly mention – **Technical bid for ULAOA FDAS** – along with the name and address of the vendor
3. The envelope of the financial bid should clearly mention – **Financial bid for ULAOA FDAS** – along with the name and address of the vendor
4. Only hard copies of the proposal will have to be submitted. **Please do not send your bids over email.**
5. The bids will have to be dropped in a locked box available at the maintenance office (main gate) of Upohar Luxury Complex.
6. Bids will have to be submitted within twenty-one (21) days of publication of the RfP (the date of advertisement in the newspapers).

Bid evaluation:

The technical bids of the bidders will be evaluated first. The financial part of the bid shall be opened only for the top 3 Technically rated bidders, with the highest scores. The final evaluation will take into consideration both Quality and Cost aspects proposed by the bidder and the decision of ULAOA regarding this matter will be final and binding.