



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ref No: AAI/SNR/ENGG-E/HVAC-Fire/W-13/2022-23/84

Date: 28.09.2022

To,

M/s. Alfa Mechanical & Electrical Engineering works.
Khunmoh, Srinagar-1911104

Name of Work: Operation and maintenance of HVAC system, VRF System, Fire Alarm & Fire Fighting system, Split/Window AC's, Water Coolers etc. at Srinagar Int'l Airport, Srinagar (For the year 2022-23 & 2023-24).

Ref: 1. Tender id: (2022_AAI_122049_1) your price bid opened on dt: 12.08.2022.

Sir,

1. Your tender for the above mentioned work is hereby accepted on behalf of Chairman, Airports Authority of India at the item rates quoted by you, totaling to **Rs.1,09,32,600.00/-** (Rupees One Crore Nine Lakh Thirty Two Thousand & Six Hundred Only) excluding GST which is 26.03% below of the estimated cost put to the tender of **Rs. 1,47,79,984.00**
2. Jt.GM Engg- (E), AAI, Srinagar Int'l. Airport, Srinagar, shall be the Engineer-in-Charge of the work. You are requested to attend the office of the Jt.GM Engg- (E) AAI, Srinagar Int'l. Airport, Srinagar within **15 days from the issue of this letter i.e. by 13.10.2022 to sign and complete the contract agreement.** The contract agreement shall be executed on a non-judicial stamp paper of value **Rs. 100/-** and the cost of stamp paper shall be borne by you.
3. Please deposit **Rs. 10,93,260.00 (Ten Lakh Ninety Three Thousand Two Hundred and Sixty Only)** towards security deposit within 10 days from the issue of this letter, failing which the same will be deducted as per condition of clause 1A of GCC on page no. 16 of contract document.
4. You are requested to comply with the provision of Contract Labour (Regulation and Abolition) Act of 1970 and Contract Labour (Regulation and Abolition) Central rules 1971, child labour (Prohibition & Regulation) Act 1986, Construction workers (Regulation of Employment & Condition of Service) Act 1996, Building and other Construction Workers Welfare Cess Act 1996 as specified in clause 18(B), clause 19, clause 19A to M & clause 20 & 20A GCC from page no. 49 to 55 of GCC of Tender & Rules of central and State Government.
5. You are also directed to contact Asstt. Manager Engg. (E), AAI, Srinagar Int'l Airport, Srinagar immediately who will arrange to hand over the site to you.
6. Please note that the time allowed for carrying out the work shall be **24(Twenty Four) Months** and same shall be reckoned from **01.10.2022.**
7. Any further correspondence in connection with the contract should normally be addressed to the Engineer-in-charge i.e. Jt.GM (Engg-E), AAI, Srinagar Int'l Airport, Srinagar-190007.

Contd...

[Handwritten Signature]
28/9/22



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8. Please note that the defect liability period will be **Six (06) months** which shall be reckoned from certified date of completion of this work.
9. Please acknowledge the receipt and return the duplicate copy of this letter enclosed herewith after signing it to the undersigned as a token of acceptance.

Thanking you,

Yours Faithfully,

(A R Viswanathan)
Jt.GM(Engg-Elect),
For and on behalf of Chairman, AAI.

Enclosed: SOQ (04 Pages).

Copy To

- 1- RED, AAI, RHQ, NR, Operational Offices, Rangpuri, Gurgaon Road, New Delhi-110037
- 2- Airport Director, AAI, Srinagar Int'l Airport, Srinagar.-190007.
- 3- DGM (Finance), AAI } Financially concurred amounting to Rs. 1,09,32,600
SIA, Srinagar.-190007. } vide e-office note no.20 dated:15.09.2022
- 4- AGM (Engg-E), AAI Srinagar Int'l Airport, Srinagar. 190007.
- 5- AM (Engg-E), AAI Srinagar Int'l Airport, Srinagar. 190007- (For execution of work).
- 6- Labour Commissioner, Batamaloo, Srinagar, Jammu and Kashmir 190009.
- 7- Regional Provident Fund Commissioner, Batamaloo, Srinagar, Jammu and Kashmir 190009.
- 8- Agreement copy.

(A R Viswanathan)
Jt.GM (Engg-Elect)

Schedule of Quantities

Name of work :- Operation and maintenance of HVAC system, VRF System, Fire Alarm & Fire Fighting system, Split/Window AC's, Water Coolers etc. at Srinagar Int'l Airport, Srinagar (For the year 2022-23 & 2023-24).

S. No.	Description of Item	Qty	Unit	Rate (INR)	Amount (INR)
	SH-A: Operation & Maintenance				
1	Operation and maintenance of HVAC system of terminal building comprising of HSD oil fired Hot brine generators of capacity (4 nos X 10 Lac K cal / Hr), central chiller plant of capacity 3x200 TR , 26 nos of AHU's of different capacities, brine make up pump, primary and secondary brine circulating pump, handling of HSD oil in under ground storage tank and Automatic Addressable Fire Alarm & Detection system, Fire Hydrant & Fire Fighting system and automatic sprinkler system installed in Terminal Building and new cargo building including monitoring of fire alarm panel, smoke/heat detectors, RI, manual call point, hooters, Isolator, etc. on all working days i/c Saturdays, Sundays, Gazetted holidays & National holidays as per special conditions of contract etc. complete as required. The contractor has to deploy the following minimum man power in the work to the entire satisfaction of the Engineer-in-Charge. (i) Supervisor (Highly Skilled) :- 01 nos. (ii) HVAC/ Fire system- Operator (Skilled) :- 13 nos. (i/c reliever) (iii) HVAC/ Fire system- Helper (un-skilled):- 09 nos (i/c reliever)	24	Month	419000.00	10056000.00
2	Complete overhauling/servicing and preventive maintenance of central heating plant once in a year comprising of 04 nos. HSD oil fired 10 lakh K. Cal./ hour capacity hot brine generator, 1No. Heat Exchanger installed in heating plant room including arrangement of necessary scaffolding and cleaning material by carrying out following minimum works at site : (i). Complete cleaning including removal of any soot/deposits/scaling/metal corrosion from wire/nylon brushes on water side as well as fire side surfaces of boiler drum. (ii). Cleaning and servicing of fire nozzle, circulating pump, oil preheaters, oil storage tanks etc. (iii). Cleaning and checking of all electrical terminals. Checking of electronic controls. (iv). Replacement of all gaskets to provide tight seal. (v). Inspection and repairing of all boiler insulation and casings. (vi). Servicing of safety valves, expansion joints, isolating valves. (vii). Servicing and re-calibration of all pressure, temperature controllers/switches/meters/gauges etc. (viii). Inspection and servicing of heat exchanger fins including combing out any bents and removing of dirt etc.	2	Job	35000.00	70000.00

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S. No.	Description of Item	Qty	Unit	Rate (INR)	Amount (INR)
3	Repairing & Rewinding of following Hot/ Chilled Water circulating Centrifugal Pump set including, dismantling, repairing of shaft, replacing of defective mechanical seals, bearing, nuts, bolts, gaskets, gland etc. complete as required. a) 3 Phase Induction motor, Make Crompton greaves/ ABB 20/15HP Motor, 1460RPM, 415V, +/- 10%, Frame ND160M, Centrifugal pump, Make Beacon Weir Ltd, Type BWC 80-100, Total Head 28 Meter, Capacity 25 lps, speed 1450rpm, Input 8.79BKW, EFF 79%.	6	Job	5000.00	30000.00
4	Repairing of following sizes of 3 Phase Induction motor, set including, rewinding of motor, dismantling, repairing of shaft, replacing of defective mechanical seals, bearing, nuts, bolts, gaskets, gland etc. complete as required. (Rates also includes transportation charges of motor upto workshop & taking back & fixing of motor in AHU Room).				
4.1	25HP Motor	2	JOB	4000.00	8000.00
4.2	20HP Motor	2	JOB	4000.00	8000.00
4.3	15HP Motor	2	JOB	4000.00	8000.00
4.4	10HP Motor	2	JOB	4000.00	8000.00
4.5	7.5HP Motor	2	JOB	4000.00	8000.00
5	Carrying out of "B-check" maintenance of Kirloskar make Diesel engine pump set half yearly of 53 KW/ 72 HP capacity including supply and fixing of element fuel/oil filter, kit air cleaner, by pass filter including supply & replacement of lub oil etc. for the DG set as required. (B-check will be carried out by Authorized dealer of Kirloskar company or by OEM).	4	JOB	5000.00	20000.00
6	Carrying out quarterly inspection / service visit for Kirloskar make Diesel engine pump DG set of 53 KW/72 HP capacity by authorized dealer of Kirloskar company or by OEM including carrying out performance check as per OEM practices and submission of report etc complete as required.	8	JOB	1500.00	12000.00
Total of SH-A:					10228000.00
SH-B: A/C's / Water coolers/Water fountains.					
7	Annual all inclusive comprehensive maintenance of 1.0/1.5 /2.0 ton split type Air conditioner unit by carrying out weekly/monthly/annual preventive service maintenance and unlimited breakdown maintenance including repairing/replacement(if required) of all defective components like PCB, control circuit, fan motor, compressor, fuses, relays, contactors , control wiring, condensor coil , supply and topping up of refrigerant gas etc. complete as required.				
7.1	FIRST YEAR OF CONTRACT PERIOD	62	Each	2500.00	155000.00
7.2	SECOND YEAR OF CONTRACT PERIOD	62	Each	3000.00	186000.00
8	Annual all inclusive comprehensive maintenance of 3.0/4.0 /4.5/4.6 ton tower type Air conditioner unit by carrying out weekly/monthly/annual preventive service maintenance and unlimited breakdown maintenance including repairing/replacement(if required) of all defective components like PCB, control circuit, fan motor, compressor, fuses, relays, contactors, control wiring, condenser coil , supply and topping up of refrigerant gas etc. complete as required.				
8.1	FIRST YEAR OF CONTRACT PERIOD	7	Each	3000.00	21000.00

S. No.	Description of Item	Qty	Unit	Rate (INR)	Amount (INR)
8.2	SECOND YEAR OF CONTRACT PERIOD	7	Each	3500.00	24500.00
9	Annual all inclusive comprehensive maintenance of 3.0 ton cassette type Air conditioner unit by carrying out weekly/monthly/annual preventive service maintenance and unlimited breakdown maintenance including repairing/replacement(if required) of all defective components like PCB, control circuit, fan motor, compressor, fuses, relays, contactors, control wiring, condensor coil , supply and topping up of refrigerant gas etc. complete as required.				
9.1	FIRST YEAR OF CONTRACT PERIOD	2	Each	3000.00	6000.00
9.2	SECOND YEAR OF CONTRACT PERIOD	2	Each	3000.00	6000.00
10	Annual all inclusive comprehensive maintenance of water coolers of different capacity by carrying out weekly/monthly/annual preventive service maintenance and unlimited breakdown maintenance including repairing/replacement(if required) of all defective components like PCB, control circuit, fan motor, compressor, fuses, relays, contactors, control wiring, condensor coil , supply and topping up of refrigerant gas etc. complete as required.				
10.1	FIRST YEAR OF CONTRACT PERIOD	8	Each	900.00	7200.00
10.2	SECOND YEAR OF CONTRACT PERIOD	8	Each	900.00	7200.00
11	Dismantling of 1.0/1.5/2.0 TR split air conditioning unit by dismantling it from existing location and submission of same to AAI store etc. complete as required.	8	Each	400.00	3200.00
12	Installation, testing and commissioning of 1.0/1.5/2.0 TR split air conditioning unit including fixing of copper piping, drain piping, insulation, charging of refrigerant gas, pressure testing etc. complete as required.	8	Each	800.00	6400.00
13	Supply of refrigerant gas suitable for air conditioners and water cooler units of different capacities installed at airport premises as and when required.	20	Kg	800.00	16000.00
14	Supply and fixing of suction and discharge copper piping with suitable insulation and of suitable size for 1.0/1.5/2.0 Ton split air conditioner etc. complete as required.	30	Mtr	400.00	12000.00
15	Supply and fixing of suction and discharge copper piping with suitable insulation and of suitable size for 3.0/3.5/4.0/4.5/4.6 Ton tower/cassette type air conditioner etc. complete as required.	30	Mtr	400.00	12000.00
16	Supply and fixing of 25mm hard PVC drain pipe complete as required .	30	Mtr	70.00	2100.00
17	Painting of exposed water pipe lines/metal surfaces in HVAC plant/AHU room with synthetic enamelled paint by spray/ brush painting by applying one or more coats including scraping, cleaning of surfaces etc. complete as required as per direction of Engineer-in-charge.	250	Sqm	300.00	75000.00

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S. No.	Description of Item	Qty	Unit	Rate (INR)	Amount (INR)
18	Annual all inclusive comprehensive maintenance of voltage stabilizers of different capacity and makes suitable for 1.0/1.5/2.0 TR air conditioners by carrying out preventive service maintenance and unlimited breakdown maintenance including repairing/replacement(if required) of all defective components like PCB, control circuit, regulator, fuses, relays, contactors, control wiring etc. complete as required.				
18.1	FIRST YEAR OF CONTRACT PERIOD	45	Each	300.00	13500.00
18.2	SECOND YEAR OF CONTRACT PERIOD	45	Each	300.00	13500.00
19	Annual all inclusive comprehensive maintenance of wall hanging, non refrigerated, barrier free, drinking water fountain unit (Make: WAE, Model No.-WAE-HTHB-OVLEBP-I) with booster/ pressurizing unit, front side mechanical push button to activate the flow of water ,and bottle filling station by carrying out preventive maintenance and unlimited breakdown maintenance including repairing/replacement(if required) of all defective components like PCB, control circuit, SMPS, photo/electric sensor, push button , control/electric wiring etc. complete as required.				
19.1	FIRST YEAR OF CONTRACT PERIOD	8	JOB	4000.00	32000.00
19.2	SECOND YEAR OF CONTRACT PERIOD	8	JOB	4500.00	36000.00
	Total of SH-B:				634600.00
SH-C: AICMC OF VRF System					
20	Annual all inclusive comprehensive maintenance of VRF modular type air-conditioning system of make-Toshiba having outdoor units (03 nos of 8 HP capacity each) and indoor units (06 nos. cooling mounted cassette unit of 3.2 TR cooling capacity each) including remote controller complete refrigerant piping between indoor & outdoor units, wiring by carrying out preventive maintenance and unlimited breakdown maintenance etc. complete as required.				
20.1	FIRST YEAR OF CONTRACT PERIOD	1	JOB	35000.00	35000.00
20.2	SECOND YEAR OF CONTRACT PERIOD	1	JOB	35000.00	35000.00
	Total of SH-C:				70000.00

Total (SH-A+ B+C) (For 02 years) Excl. GST- Rs. 10932600.00

Say Rs. 10932600.00

(Rupees One Crore Nine Lakh Thirty Two Thousand & Six Hundred Only)

[Signature]
28/11/2022
Jt.GM (Engg-E)