

Discussion on Installation of New Lifts

As you all are aware, the current lifts are over 20 years old. We have Olympus make lift and this company was sold to Kone in 2003. It is very hard to find spare parts of present make lifts. One lift of C block was Repaired & Modernized in 2014. With the approval of SGBM held in July 2016, options were explored to repair and modernize the remaining 7 lifts. Since 1st July 2016 our lifts are being maintained by M/S Omex Elevators India Pvt. Ltd. After thoroughly examining lifts by M/s Omex Elevators India Pvt. Ltd, it was found that frequent break down in lifts were due to faulty control panel, doors and Lift Operating Panels. As per all vendors who have done survey work, Rope, Main Control Panel, Main Shives, Car Operating Panel, Landing Operating Panel, Travelling Cable, Door Drive, door sensor etc. were required to change to improve efficiency as it had completed their life. Accordingly all lifts were modernized in phase manner as per need basis. Modernization work costed approx Rs. 1.6 lakh to 2 lakh per lift through M/S Omex Elevators India Pvt. Ltd. SGBM held in July 2016 did not agree to replace doors which was costing additional, Rs. 2 to 2.5 lakh per lift. Though performance of lifts increased, still there is issue with doors. Though SGBM in July 2016 mandated MC to collect modernization charges from members on equal basis, the entire modernization charges have been managed through other earnings of the Society and financial burden was not put on members for this item. Total about Rs. 10 lakh has been spent on modernization of lifts during 2016 – 2018.

M/S Omex Elevators India Pvt. Ltd is maintaining our lifts for over 4 years. Presently we are paying Rs. 1947 per lift per month (including GST) to vendor as non comprehensive AMC.

AGBM held in March 2019, directed MC to create corpus fund for replacement of all 8 lifts and explore options for installing new lifts. Accordingly Rs. 1 psf per month is being collected as corpus for replacement of new lifts. Till date Rs. 45,57,168/- has been collected from members.

In the mean time MC has explored costing of new lifts of OTIS make. OTIS has quoted Rs. 12 lakh + 18% GST for one lift. Total Rs. 1,13,28,000 would be estimated expenditure on installation of 8 new lifts. It is expected that Society may get about 8 to 10 lakh out of sale of old lifts through sale in scrap. Estimated time for completion of the work by OTIS is about one year.

In the meantime MC has also explored further improvement of existing lifts by complete changing off car and floor doors, main machine and some other

required components. As per M/S Omex Elevators India Pvt. Ltd, if we spend about 5 to 6 lakh per lift, life of existing lifts will increase for further 10 years. And if we can spend about 7.75 lakh per lift, new system will be installed using our existing Car frame, counter weight frame and guide rail. The life of this lift will be approximately 25 years.

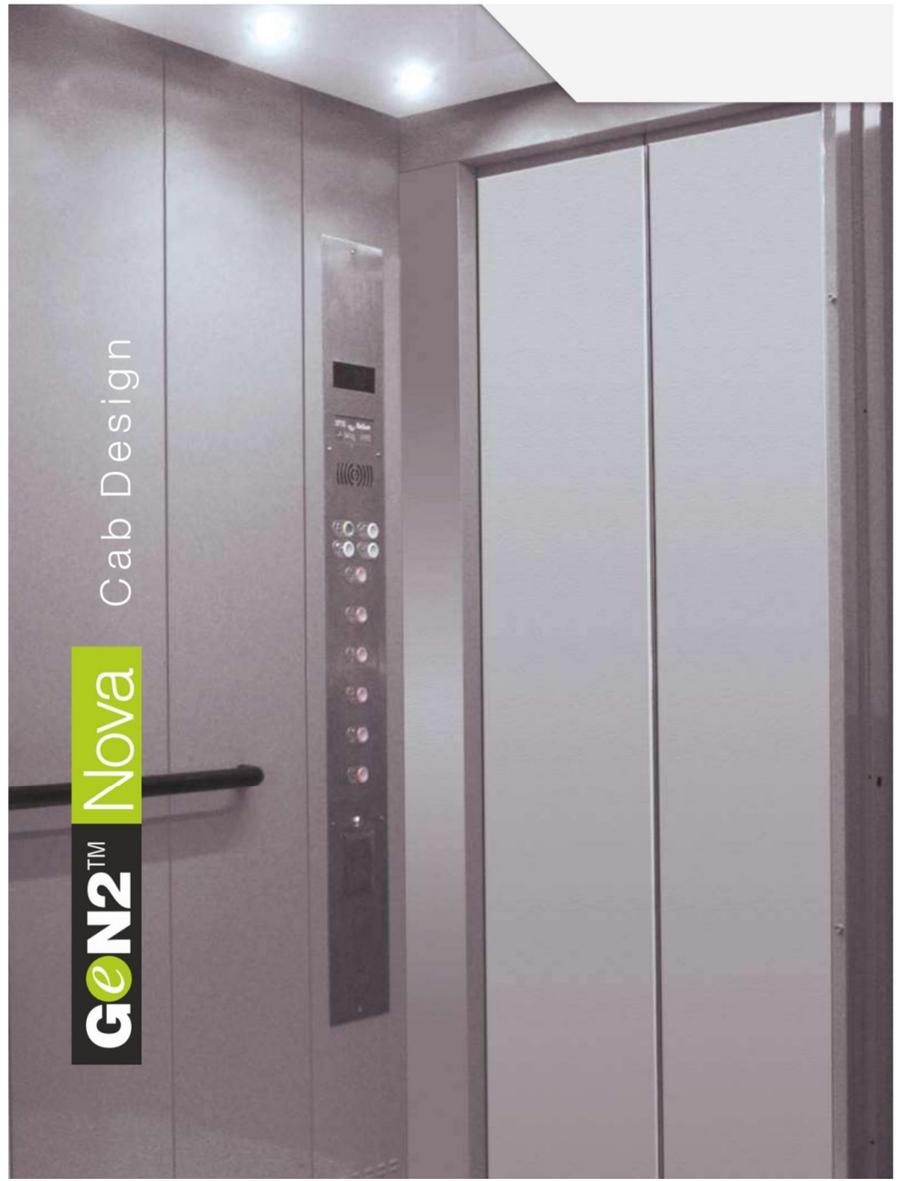
Following is cost analysis on installation of new lifts vs further modernization of existing lifts:

Installation of new lifts:

OTIS Electric Traction Elevator Model No. GeN2-Nova VXN.

Duplex, Unit 8	
PRODUCT	: GeN2-Nova
DETAILS	: GeN2-Nova VXN
CAPACITY (kgs)	: 544 Kg, 8 persons.
SPEED (mps)	: 1 mps
RISE (m)	: 22 m
STOPS	: 8 Stops With (all opening on the same side)
CONTROLLER TYPE	: ACD3-MR
DRIVE	: VF Regenerative (Closed Loop)
POWER SUPPLY	: 400/415 Volts (3 Phase AC)
OPERATION	: Full collective operation
CAR GROUP	: Two cars (duplex)
MACHINE	: PM Gearless (Located above shaft)
TRACTION MEDIA	: Flat Coated Steel Belt
CAR FINISH	: <ul style="list-style-type: none"> • Rear Mid Panel = Stainless Steel Honeycomb • Rear Corner Panels = Stainless Steel Honeycomb • Side Panels = Stainless Steel Honeycomb • Front Panels = Stainless Steel Honeycomb
FALSE CEILING TYPE	: CD-41
FALSE CEILING FINISH	: Stainless Steel #4(Hairline)
VENTILLATION	: Cross flow fan
HAND RAILS	: Stainless Steel Mirror Finish Handrails on rear car panels
FLOORING	: 20mm Recess for Granite/
CAR DOOR FINISH	: Stainless Steel Honeycomb
LANDING DOORS FINISH	: Stainless Steel Hairline
FIRE RATED DOORS	: Fire rating-60mins
PIT DEPTH	: 1600
OVERHEAD	: 6000
HOISTWAY DIMENSIONS (W x D – mm)	: 1860 mm W x 1760 mm D
CAR DIMENSIONS (W x D x H - mm)	: 1100 mm W x 1300 mm D x 2300 mm D
CAR & HOISTWAY DOOR TYPE	: Central opening (CO) doors

DOOR OPENING (W x H - mm)	: 800 mm W x 2000 mm H
DOOR OPERATOR	: DC Door Operator
COP	: COP for stops <= 12 (950mm) in Stainless Steel #4(Hairline)
CAR POSITION INDICATOR	: Monochrome LCD-Blue Background & White font
HALL FIXTURES	: O2000
HALL FIXTURE FACE PLATE	: Stainless Steel #4(Hairline)
HALL BUTTON ARRANGEMENT	: Hall Button with HPI
STANDARD FEATURES	: <ul style="list-style-type: none"> Anti-nuisance Car Call Protection Independent Service (for Duplex only) Overload Device Nudging, Emergency Firemen's Service Emergency Car Light Unit Infrared Curtain Door Protection Door Time Protection, Emergency Alarm Button Extra Door Time of Lobby & Parking Door Open/Close Button Manual Rescue Operation Belt Inspection Drive Auto Fan Cut Off
OPTIONS INCLUDED	: Automatic Rescue operation,



Cost Rs. 12,00,000 per lift plus GST

For 8 lifts Rs. 96,00,000 plus 18% GST = Rs. 1,13,28,000/-

Society will get about 8 to 10 lakh through sell of existing lifts in scrap

Total funds required for 8 new lifts Rs. 1.03 to 1.05 crore

Warranty One year

AMC about 3 % + GST = Rs. 3500 to 4000 per month per lift.

Modernization of existing lifts: Quote by M/S Omex Elevators India Pvt. Ltd

Sl No.	Description of the parts	Qty.	Rate	Amount
1.	Landing Door S.S.304 Grade (wittur)	07 nos.	35,000	2,45,000.00
2.	Car Door+ Door operating System (wittur)	01 no.	60,000	60,000.00
3.	Machine 7.5 H.P. Sharp	01 no.	1,20,000	1,20,000.00
4.	Main rope 13MM. Usha Martin	102 mtr.	120/m	12,240.00
5.	Door Sensor	01 no.	15,000	15,000.00
6.	Fall celling, Fan, light		11,500	11,500.00
7.	Labour Charges			30,000.00
8.	Total			4,93,740.00
9.	18%GST			88,873.00
10.	G.Total			5,82,613.00

(Rupees Five Lac Eighty Two Thousand Six Hundred Thirteen Only)

NOTE: Replaced parts warranty will be one year. As per vendor, if the AMC is given to them after replacement of above parts, there will be no major fault in the lift for next 12 years. AMC term & Condition will remain same as current AMC conditions. Replaced parts also covered in this AMC for 3 years at same rate of existing AMC.

Option-II

Subject: Quotation for the repair and replacements parts of the 8 Passenger lift.

Dear Sir

As per discussion with you prices of the parts are indicated in the statement given below:

Sl No.	Description of the parts	Qty.	Rate	Amount
1.	Landing Door S.S.304 Grade	07 nos.	35,000	2,45,000.00
2.	Car Door+ Door operating System 304 Grade	01 no.	60,000	60,000.00
3.	Usha Martin Rope 13 M.M.	90 mtr.	110/mtr.	9,900.00
4.	Door Sensor full length	01 no.	10,000	10,000.00
5.	SOS (Over Speed Governer)	01 no.	5,000	5,000.00
6.	New Controller /main drive	01 no.	75,000	75,000.00
7.	Over Speed governer Rope	60 mtr.	85/mtr	5,100.00
8.	Complete fall ceiling with light- fan		21,500	21,500.00
9.	COP +LOP	08 nos.	30,000	30,000.00
10.	Complete Wiring		30,000	30,000.00
11.	Complete Machine 7.5 H.P.	01 no.	1,20,000	1,20,000.00
12.	Labour Charges			50,000.00
13.	Total			6,61,500.00 + 18 % GST

(Rupees Six Lac Sixty One Thousand Five Hundred Only + 18 % GST)

NOTE: We are not Change Car frame, Counter weight frame Guide rail.

Replacement parts warranty is one year.

Lift life is 22 years with proper maintenance

If we will have the lift AMC after replacement of the parts, Lift will smoothly running next 25 years.

Comprehensive Maintenance

AMC charges for a lift will be 3,500 /Lift / Month X 8 = 28,000.00 + Applicable GST Extra

We also increase 5% on AMC charges every year.

Lift Speed will be: 1m/sec.All civil work done by you.

Till date Society has collected Rs. 45,57,168/- from members in last 24 months which will be sufficient, if we go for Modernization option-I. In case we agree to have 8 new lifts additional Rs. 55 to 60 lakh would be required, which could be collected from members in next 30 months at same rate of collection. Present deficit can be met by taking over draft from Bank.

Accordingly, AGBM is requested to take decision on this issue.

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