

## Installation of New Lifts and Fire Fighting System

The issue of installation of new Lifts / Modernization of existing Lifts were deliberated in past 3 General Body meetings. The last General Body meeting held on 21<sup>st</sup> March 2021 unanimously authorised the President to take final decision as he has vast experience in this field. It was also agreed that, If required, the President may constitute a committee taking one member / resident of 6<sup>th</sup> or 7<sup>th</sup> floor from each block for assistance / monitoring of progress.

Accordingly, views of members residing at 6<sup>th</sup> & 7<sup>th</sup> floors of each block was sought by President and Secretary. Most of the members had felt the need for replacement of new lifts instead on investing in existing lifts to avoid teething problems in future. Accordingly, quotations were sought from multinational branded lift manufacturers and comparisons were made with modification of existing lifts as well as installation of a Indian brand. Following are the analysis of cost comparison for 540 kg / 8 passenger with 8 stops lifts :

SI	Make and Model	Overall Specs	Price per lift	AMC Charge
1	Position 00100 <b>Schindler</b> 3000	Machine room less; 8 Passengers / 544 kg, Speed 1 m/ second,, V3F Drive Push button switch St.steel AISI441 hairline Front Cathedral	Rs. 9,85,170 plus 18 % GST = <b>Rs. 11,62,500 per lift</b>	Comprehensive AMC Rs. 48000 plus GST per year per lift plus 5% annual increment  = 56,640 per lift
2	<b>KONE</b> MiniSpace	Gearless Machine Room Lift Top of the shaft 8 Passengers / 544 kg, Speed 1 m/ second,, V3F Drive Push button switch SS Hairline finish	Rs. 13,43,220 plus 18 % GST = <b>Rs.15,85,000 per lift</b>	About 5 % of the cost
3	<b>OTIS</b> Gen 2 NOVA	Permanent Magnet Gearless Motor Of Radial Construction, Gearless Machine Room Lift Top of the shaft 8 Passengers / 544 kg, Speed 1 m/ second, VF, Drive Push button switch Stainless Steel Honeycomb	@ Rs. 12,00,000 plus 18% GST = <b>Rs. 14,16,000 per lift</b>	About 5 % of the cost

4.	<u>SEPL</u>	MR/8 Pass. 544 Kgs (Geared Machine) Microprocessor based ACV3f Controller. Automatic Rescue Device. Car Enclosure S.S (441 GRADE) Hairline Finish Car with full height mirror, Fall Ceiling LED Lights & Fan/Blower, Granite Flooring	Rs. 10,75,000 plus 18% GST per lift = <b>Rs. 12,68,500/- per lift</b>	Rs. 55,000 plus GST per annum per lift
5.	Modernization of Existing Lift by Omex Elevator	Both rope, full length sensor, main drive, COP, LOP will be changed Same car will be used SS new door with complete frame and drive 7.5 HP New Machine	Rs. 6,61,500 plus GST 18% = <b>Rs. 7,80,570 per lift</b>	Comprehensive AMC Rs. 49,560 per month with 5% annual increment

**In all cases (new lifts / modernization), electrical / civil work has to be done by the Society before installation of new lifts / modernization.**

After exploring all options, it was found that Schindler has submitted the lowest offer and is one of top worldwide brands available in India. Comparing modernization of existing lifts by a local vendor and installation of new imported lifts (Schindler), MC found that new lift would be only Rs. 3.8 lakh costlier than spending money on an existing lift which is about 20 years old.

Accordingly, contract for supply and installation of 8 lifts of 544kg / 8 passenger capacity with 8 openings, speed 1 meter per second has been awarded to Schindler at total cost of **Rs. 78,81,356 plus GST (Rs, 93,00,000 inclusive of GST).**

Order has been placed for all 8 lifts, however installation would be completed in two phases with completion of last phase installation by February 2022 (with grace period of 30 days). In first phase installation of B, B-1, C & C1 blocks lifts will be completed by 31st December 2021 and A, A1, D and D1 blocks by February 2022. Lifts of B1, B, C1 & C will go on shut down tentatively from 10<sup>th</sup> November till 31<sup>st</sup> December 2021.

MC further invited quotations from scrap vendors for buy back of existing lifts. The highest value quoted is for Rs. 1,70,000 per lift. MC also invited quotations for Civil and Electrical Work to be done before installation of lifts. It has been found that about Rs. 1,20,000 per shaft is required to be spent on Civil & Electrical work in each

lift shafts. In addition tiles & granite would be required to be fixed. Expenditure of fixing tiles and granite could be assessed only after installation of lifts.

In view of the above, following would be total expenditure on installation of 8 new lifts after adjusting funds received from buy back of old lifts and Civil & Electrical work:

Cost of New Lifts	@ Rs. 11,62,500	Rs. 93,00,000
Civil & Electrical Work	@Rs. 1,20,000	Rs. 9,60,000
Buy Back of Old lift	@ Rs.1,70,000 (less)	(-) Rs. 13,60,000
	Total:	Rs. 89,00,000

**Total Rs. 89.00 lakh plus expenditure on fixing tiles & granites**

**Since April 2019 till October 2021, total Rs. 58,86,342/-** has been demanded in 31 months. Further **shortfall of Rs. 30,13,658 plus expenditure on fixing tiles is required to be collected from members in future i.e about Rs. 34 lakh.** This shortfall has to be met by collecting the same in next **18 months i.e during November 2021 to April 2023.** For time being the shortfall would be met by availing Over Draft from Bank and would be recouped through collection from the members. In case AGBM does not agree to avail Over Draft, the shortfall of Rs. 33.5 lakh is required to be collected from member as **one time contribution of Rs. 18 per sqft or Rs. 6 per sqft in next 3 months.**

AGBM may take decision

### **Replacement of Fire Fighting Systems:**

The issue on Replacement of entire Fire Fighting System has been deliberated in many General Body meetings, however we have not progressed further due to fund crunch. Requirements have been got assessed by inviting 2-3 vendors. Following components are required to be replaced as our existing system is over 20 years old:

	Description	Qty
1	Supply, installation, testing and commissioning of M.S.pipes to I.S. 1239 "C" class" pipe including all fitting like anchor, fastner, bends, elbow, toes, coupling flanze etc. (MAKE: Jindal) 100 MM DIA	150
2	Supply, installation, testing and commissioning of M.S.pipes to I.S. 1239 "C" class" pipe including all fitting like anchor, fastner, bends, elbow, toes, coupling flanze etc. (MAKE: Jindal) 150 MM DIA	150

3	Supply, installation, testing and commissioning of RRL Hose Pipe 63mm dia 15M long rubberized fabric lined hose ISI Marked IS: 636:88 including Delivery Hose coupling male & female Gun Metal 2.5"(63mm), instantaneous 63mm X 63mm size & G.I Binding as per required.(MAKE: ISI Mark)	144
4	Supply, installation, testing and commissioning of Standard Short size S S metal branch pipe with S S metal nozzle 20mm nominal bore outlet with standard instantaneous type 63mm dia coupling .(MAKE: ISI Mark)	64
5	Supply, installation, testing and commissioning of Hose Reel Pipe 20 Mm Dia 30mtr ISI As Per required	64
6	Supply, installation, testing and commissioning of Short size SS metal Hydrants with standard instantaneous type 63mm dia coupling .(MAKE: ISI Mark)	68
7	Fire Alarm Panel Repair	8
8	Testing And Commissioning Of Fire Pipe Line Painting (inside of all 8 blocks)	8
9	Testing And Commissioning Of Fire hose reel drum repair	64
10	Supply, installation, testing and commissioning of Hose Reel Setoff Nozzle Pvc 20 Mm Dia As Per required	64
11	Supply, installation, testing and commissioning of dail type pressure type pressure gauge pressure switch air release valve with isolation clock and pipe at hydrant station (MAKE: )	8
12	Supply, installation, testing and commissioning of Valve 25mm	34
13	Sprinkler	50
14	Wiring as per requirement	

It is expected that about Rs. 20 to 25 lakh would be required for completing this work. About Rs. 13 per sqft would be required to be contributed by the members to get this work done in 4-5 months. Once General Body allocates and approves fund collection, the process for inviting quotation can be initiated by present MC or next MC after January 2022.

**General Body is requested to take Decision.**