Our Ref: OM-SC/008

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25 March 2011

MEMORANDUM

To: All Staff

From: Loh Fook Yuen

REVISION TO MASTER SPECIFICATIONS FOR LIFT & ESCALATOR INSTALLATION

Please note that Schedule 5 – Schedule of Servicing & Maintenance of the Master Specification for Lift & Escalator Installation has been revised.

Loh Fook Yuen

cc TLS/LCT/CCG/GSH
cc Memo File

enc

/na

BCA ISO 14000 CERT. NO.: 2008/134 SS ISO 14001 : 2004
BCA ISO 9000 CERT. NO.: 324 SS ISO 9001 : 2000
SAC ACCREDITED CERTIFICATION BODY Cert No: QS-1997-02 Member of the IAF MLA for QMS

Alpha
Consulting Engineers Pte Ltd

FEEDBACK REPORT FORM

Ref No: 153 - 220311

To: LCT From: LFY

Job No./Project: MASTER SPECS - Lift & Escalator Installation *(where applicable)*
Schedule 5 - Schedule of Servicing & Maintenance

Source of feedback:

Scope of Feedback: * ☐ Quality ☐ Environmental ☐ Administrative ☐ Contractual
☐ Technical ☒ Specification ☐ Others

Section A : Problem & Cause

Our current specs. do not include no-load and full load test as part of the servicing and maintenance costs. ~~The~~ Hence lift contractors charge the client/MCST for additional to carry out such testing and client/MCST are unhappy with these "hidden costs.

Section B : Mitigating Action Taken, if any

Section C : Suggested Corrective Action

Specs updated to include the aforementioned tests as well as the lodgement fees. More details about authority reqts for renewing lift ~~to~~ operation licences are also included so that our engineers are more aware of what is going on

Section D : Approved Corrective Action

Document Affected * : ☑ Yes ☐ No Affected Document : L/S5-1 to L/S5-2

Approved By : [signature] Date : 25/3

Section E : Action

Action By : NA hm

Targeted Completion : end March 2011

Actual Completion : 25/3/2011 Verified By : [signature]

** Mark [X] where appropriate*

Distribution:

→ All staff via Memo ref OM-SC/008 dd 25/3/2011

Select one of the following headings

LIFT & ESCALATOR INSTALLATION
LIFT INSTALLATION
ESCALATOR INSTALLATION

SCHEDULE 5 - SCHEDULE OF SERVICING & MAINTENANCE

S5.1 Servicing & Maintenance After Maintenance Period (Non Comprehensive)

We will undertake to carry out the servicing and maintenance for the whole of the Works in accordance with the requirements as specified in the Section entitled 'Servicing & Maintenance' of this specification after the Maintenance Period for five (5) years or shorter period at the following costs:

	Lift Nos. Prices (S$ per year)	Lift Nos. Prices (S$ per year)	Lift Nos. Prices (S$ per year)	Escalators Nos. Prices (S$ per year)
1st year				
2nd year				
3rd year				
4th year				
5th year				

S5.2 Servicing & Maintenance After Maintenance Period (Comprehensive)

We will undertake to carry out the servicing and maintenance for the whole of the Works in accordance with the requirements as specified in the Section entitled 'Servicing & Maintenance' of this specification including replacement of all faulty components, parts, machineries, equipment etc. due to fair wear and tear (except vandalism) after the Maintenance Period for five (5) years or shorter period at the following costs:

	Lift Nos. Prices (S$ per year)	Lift Nos. Prices (S$ per year)	Lift Nos. Prices (S$ per year)	Escalators Nos. Prices (S$ per year)
1st year				
2nd year				
3rd year				
4th year				
5th year				

.....
Official Stamp & Authorised Signature of Tenderer

S5.3 Schedule of Servicing & Maintenance

We confirm that the above prices for servicing and maintenance also include the service of an Approved Person to inspect, test (no-load and full-load tests as required) and certify that the lifts have been maintained and tested in accordance with the requirements of SS 550 and submit to BCA, the lodgement of Certificate of Lift Maintenance and Testing. The Approved Person shall be registered for the inspection of hoists and lifts under the Factories Act, administered by Ministry of Manpower. The prices as quoted also include payment of the lodgement fees, etc. We understand that payment for each monthly servicing and maintenance costs will be made by the Employer at the end of the month.

We agree that the Employer shall have the option to accept the above prices before the expiry of the Maintenance Period.

.....

Official Stamp & Authorised Signature of Tenderer