NA

From: NA
Sent: Monday, May 26, 2008 5:54 PM
To: members_of_the_staff
Subject: REVISED MASTER SPECIFICATIONS

Attachments: acmv rates.pdf; psi rates.pdf; ei maintenance.pdf; m&e maintenance.pdf; page numbering.pdf

Our Ref: OM-SC/017

The attached master specifications have been updated. The changes are highlighted in red.

1. Air Conditioning & Mechanical Ventilation Installation - Schedule 4 – Schedule of Rates



acmv rates.pdf (60 KB)

2. Plumbing & Sanitary Installation - Schedule 4 - Schedule of Rates



psi rates.pdf (53 KB)

3. M&E Services - Schedule 6 – Schedule of Servicing & Maintenance



ei intenance.pdf (50



m&e ntenance.pdf (304

4. M&E Services - Page Numbering



page ımbering.pdf (65 K

Regards
NA

Alpha
Consulting Engineers Pte Ltd

FEEDBACK REPORT FORM

Ref No: 106-230508(S)

To: LCT From: CCG

Job No./Project: Master Specs - Schedule of Servicing & Maint. for all services (M+E) *(where applicable)*

Source of feedback: _____

Scope of Feedback: * ~~Quality / Environmental / Administrative / Contractual / Technical~~ / Specification / ~~Others~~

Section A : Problem & Cause

Inconsistent monthly or yearly maintenance cost.

Section B : Mitigating Action Taken, if any

—

Section C : Suggested Corrective Action

Close all to yearly maintenance cost.

Section D : Approved Corrective Action

Document Affected : ☑ Yes ☐ No Affected Document : F/S6-1, A/S6-1, P/S6-1, S/S6-1, B/S6-1, E/S6-1, A/S5-1, C/S6-1

Approved By : _____ Date : 23/5

Section E : Action

Action By : NA

Targeted Completion : May 2008

Actual Completion : May 2008 Verified By : _____

* *Delete as appropriate*

Distribution: | | | | | | |

08/05/08

S6.1 Servicing & Maintenance After Maintenance Period

We will undertake to carry out the servicing and maintenance of the whole of the Works in accordance with the requirements as specified in the Section entitled Specification Section – "Servicing & Maintenance" after the expiry of the Maintenance Period for the following costs for three (3) years or shorter period at a pro-rata costs. Payment for each monthly servicing will be made by the Employer at the end of each month.

Description	Prices (S$ per year)
1st Year	
2nd Year	
3rd Year	

30/11/95

S6.2 Schedule of Servicing & Maintenance

We confirm that our prices for servicing and maintenance also include the service of the appropriate grade of Licensed Electrical Worker and or Service Personnel to take charge of the whole of the Installation. The prices offered include the updating or preparation of record or 'as installed' drawings and submission of same to the other relevant authorities (if applicable) and payment of all fees necessary for servicing, maintenance & operation of the whole of the Works.

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

SCHEDULE 6 - SCHEDULE OF SERVICING & MAINTENANCE

08/05/08

S6.1 Servicing & Maintenance After Maintenance Period

We will undertake to carry out the servicing and maintenance of the whole of the Works in accordance with the requirements as specified in the Section entitled Specification Section - "Servicing & Maintenance" after the expiry of the Maintenance Period for the following costs for three (3) years or shorter period at a pro-rata costs. Payment for each monthly servicing will be made by the Employer at the end of each month.

Description	Prices (S$ per year)
1st Year	
2nd Year	
3rd Year	

30/11/95

S6.2 Schedule of Servicing & Maintenance

We confirm that our prices for servicing and maintenance also include the service of the appropriate grade of Licensed Electrical Worker and or Service Personnel to take charge of the whole of the Installation. The prices offered include the updating or preparation of record or 'as installed' drawings and submission of same to the other relevant authorities (if applicable) and payment of all fees necessary for servicing, maintenance & operation of the whole of the Works.

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

FIRE FIGHTING & ALARM INSTALLATION

SCHEDULE 6 - SCHEDULE OF SERVICING & MAINTENANCE

08/05/08

S6.1 Servicing & Maintenance After Maintenance Period

We will undertake to carry out the servicing and maintenance of the whole of the Works in accordance with the requirements as specified in the Section entitled Specification Section - 'Servicing & Maintenance' after the expiry of the Maintenance Period for the following costs for three (3) years or shorter period at a pro-rata costs. Payment for each monthly servicing and maintenance cost will be made by the Employer at the end of each month.

Description	1st Year (S$ per year)	2nd Year (S$ per year)	3rd Year (S$ per year)
Sprinkler Installation			
Wet Riser Installation			
Hosereel Installation			
Fire Extinguishers			
Fire Alarm System			
Other items/systems as specified but not mentioned above			
Total			

30/11/95

S6.2 Schedule of Servicing & Maintenance

We confirm that our prices for servicing and maintenance also include the service of the appropriate grade of Licensed Electrical Worker and or Service Personnel to take charge of the whole of the Installation. The prices offered include the updating or preparation of record or 'as installed' drawings and submission of same to the relevant authorities (if applicable) and payment of all fees necessary for servicing, maintenance & operation of the whole of the Works.

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

SCHEDULE 6 - SCHEDULE OF SERVICING & MAINTENANCE

08/05/08

S6.1 Servicing & Maintenance After Maintenance Period

We will undertake to carry out the servicing and maintenance of the whole of the Works in accordance with the requirements as specified in the Section entitled Specification Section - 'Servicing & Maintenance' after the expiry of the Maintenance Period for the following costs for three (3) years or shorter period at a pro-rata costs. Payment for each monthly servicing and maintenance cost will be made by the Employer at the end of each month.

Description	Prices (S$ per year)
1st Year	
2nd Year	
3rd Year	

30/11/95

S6.2 Schedule of Servicing & Maintenance

We confirm that our prices for servicing and maintenance also include the service of the Licensed Plumber to take charge of the whole of the Installation. The prices offered include the updating or preparation of record or 'as installed' drawings and submission of same to the relevant authorities (if applicable) and payment of all fees necessary for servicing, maintenance & operation of the whole of the Works.

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

SWIMMING POOL FILTRATION PLANT INSTALLATION

SCHEDULE 6 - SCHEDULE OF SERVICING & MAINTENANCE

08/05/08

S6.1 Servicing & Maintenance After Maintenance Period

We will undertake to carry out the servicing and maintenance of the whole of the Works in accordance with the requirements as specified in the Section entitled Specification Section - 'Servicing & Maintenance' after the expiry of the Maintenance Period for the following costs for three (3) years or shorter period at a pro-rata costs. Payment for each monthly servicing will be made by the Employer at the end of each month.

Description	Prices (S$ per year)
1st Year	
2nd Year	
3rd Year	

30/11/95

S6.2 Schedule of Servicing & Maintenance

We confirm that our prices for servicing and maintenance also include the service of the appropriate grade of Licensed Electrical Worker and or Service Personnel to take charge of the whole of the Installation. The prices offered include the updating or preparation of record or 'as installed' drawings and submission of same to the other relevant authorities (if applicable) and payment of all fees necessary for servicing, maintenance & operation of the whole of the Works.

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

SCHEDULE 6 - SCHEDULE OF SERVICING & MAINTENANCE

08/05/08

S6.1 Servicing & Maintenance After Maintenance Period (Non Comprehensive)

We will undertake to carry out the servicing and maintenance of the whole of the Works in accordance with the requirements as specified in the Section entitled Specification Section - "Servicing & Maintenance" after the expiry of the Maintenance Period for the following costs for three (3) years or shorter period at a pro-rata costs. Payment for each monthly servicing and maintenance cost shall be payable by the Employer at the end of each month.

	Fully Automatic System Prices (S$ per year)	Semi-Automatic System Prices (S$ per year)
1st Year		
2nd Year		
3rd Year		

08/05/08

S6.2 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 Specification Section - 'Servicing & Maintenance' including replacement of all faulty components, parts, machineries, equipment etc. due to far wear and tear (except vandalism) after the Maintenance Period for three (3) years or shorter period for the following costs:

	Fully Automatic System Prices (S$ per year)	Semi-Automatic System Prices (S$ per year)
1st Year		
2nd Year		
3rd Year		

30/11/95

S6.3 Schedule of Servicing & Maintenance

We confirm that our prices for servicing and maintenance also include the service of the appropriate grade of Licensed Electrical Worker and or Service Personnel to take charge of the whole of the Installation. The prices offered include the updating or preparation of record or 'as installed' drawings and submission of same to the other relevant authorities (if applicable) and payment of all fees necessary for servicing, maintenance & operation of the whole of the Works.

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

Select one of the following headings

LIFT & ESCALATOR INSTALLATION
LIFT INSTALLATION
ESCALATOR INSTALLATION

SCHEDULE 5 - SCHEDULE OF SERVICING & MAINTENANCE

08/05/08

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 Specification Section entitled 'Servicing & Maintenance' after the Maintenance Period for five (5) years or shorter period for 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				

08/05/08

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 Specification Section - 'Servicing & Maintenance' including replacement of all faulty components, parts, machineries, equipment etc. due to far wear and tear (except vandalism) after the Maintenance Period for five (5) years or shorter period for 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				

30/11/95

S5.3 Schedule of Servicing & Maintenance

We confirm that the above prices for servicing and maintenance also include the service of the Professional Engineer to take charge of the whole of the Installation and obtaining of the necessary licenses for the operation of the Installation. The prices as quoted also include payment of the licensing fees, etc, updating or preparation of record or 'as installed' drawings and submission of same to the relevant authorities. 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

Alpha
Consulting Engineers Pte Ltd

FEEDBACK REPORT FORM

Ref No: 103-230508(S)

To: LCT From: LFY

Job No./Project: Master Specs - EI - Shd of Servicing & Maintenance *(where applicable)*

Source of feedback: _____

Scope of Feedback: *Quality System/Administrative/Contractual/Technical/Specification/Others

Section A : Problem & Cause

(1) Maintenance items updated eg some are missing ~~to~~ like Card Access, CCTV systems

(2) Some are ~~recon~~ outdated eg PABX,

(3) Rates – yearly instead of monthly.

Section B : Suggested Corrective Action

(1) To update maintenance items.

(2) Rates changed to yearly.

Section C: Approved Corrective Action

Approved By : _____ Date: 23/5

Section D : Action

Action By: NA hm

Targeted Completion: May 2008

Actual Completion: May 2008 Verified By: 23/5

* *Delete as appropriate*

Distribution: | | | | | | |

ELECTRICAL INSTALLATION

SCHEDULE 6 - SCHEDULE OF SERVICING & MAINTENANCE

08/05/08

S6.1 Servicing & Maintenance After Maintenance Period

We will undertake to carry out the servicing and maintenance of the whole of the Works in accordance with the requirements as specified in the Section entitled Specification Section – 'Servicing & Maintenance' after the expiry of the Maintenance Period.

	1st Year (S$ per year)	2nd Year (S$ per year)	3rd Year (S$ per year)
HV Switchboard			
Power Transformer			
LV Switchboard			
MATV/SCV System			
Card Access System			
Carpark Barrier System			
CCTV System			
Voice Communication System			
Standby Generator(s)			
Other items/Systems as specified but not mentioned above			
Total			

30/11/95

S6.2 Schedule of Servicing & Maintenance

We confirm that our prices for servicing and maintenance also include the service of the appropriate grade of Licensed Electrical Worker and or Authorised Switching Engineer to take charge of the whole of the Electrical Installation of the entire Building including those related to all other building services (i.e. Air Conditioning and Ventilation, Fire Fighting and Alarm, Lifts & Escalators, Sanitary & Plumbing, etc. as applicable) for licensing purpose including payment of licensing fees, etc, updating or preparation of record or 'as installed' drawings and submission of same to the Energy Market Authority, or other relevant authorities and obtain all necessary licenses to operate the whole of the Works.

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