

TENDER DOCUMENT

UPGRADATION OF ORONA LIFT



BAHRIA UNIVERSITY H-11 CAMPUS ISLAMABAD

NOTE-1: Bids are to be furnished on the Bid Form and Schedule of prices given in Section v of this document. Any bid not following the format may be considered non responsive and may be rejected.

NOTE-2: Efforts have been made to avoid errors and omissions while preparing these tender documents. However, errors or omissions may creep in while editing or processing for computerization and printing. Any such error, discrepancy or omission may be brought to the notice of Bahria University, which shall rectify/correct the same. University shall not be responsible, directly or indirectly, for any consequences, damage or loss, of action consequential or incidental, to anyone, of any kind in any manner, resulting from typographical errors or omissions.

Electrical Modernization of Existing Orona Gearless Elevator

RFQ Particular	Details
Procuring Entity	Bahria University, H-11 Campus, Islamabad
No.	BUI-H-11/2026/Lift/Upgradation
Issue Date	13-09-2026
Mandatory Site Visit	17-09-2026
Quotation Closing	30-09-2026
Bid Validity	60 calendar days
Completion Requirement	10-15 working days

Bahria University invites sealed technical and financial quotations from experienced elevator engineering firms for controller migration and electrical modernization of one existing Orona passenger elevator. The University will select the most advantageous technically responsive quotation and is not bound to accept the lowest price.

Submission method: Separate sealed Technical Quotation and Financial Quotation inside one outer envelope. Prices must not appear in the technical quotation.

1. Scope of Work

- Detailed site survey, existing-system verification and compatibility assessment.
- Dismantling of obsolete electrical control equipment.
- Supply, installation and programming of Monarch NICE3000+ integrated control, selected for local standardization and spare-parts support.
- Integration and testing of the existing Orona permanent-magnet gearless machine and encoder.
- Replacement/integration of VVVF door drive, door controller where required, COP/LOP, ARD, shaft wiring, displays and emergency intercom.
- Verification of door locks, limits, emergency stops, governor/buffer interfaces, overload, leveling and rescue operation.
- Testing, commissioning, load test, parameter backup, as-built drawings, operator training and handover.
- Retention of the existing gearless machine and coated suspension ropes subject to successful compatibility and condition verification.

2. Mandatory Bidder Qualification

Mandatory Criterion	Minimum Requirement
Pakistan registration	Valid business registration, NTN and applicable sales-tax registration.
Operating experience	Minimum eight years of continuous elevator engineering operations in Pakistan.
Company portfolio	At least 500 elevators/escalators installed, modernized or maintained, supported by verifiable records.
Modernization record	At least five controller-migration projects in the last five years, including two gearless-machine integrations.
Controller expertise	In-house technical staff with proven Monarch NICE3000+ programming, tuning and diagnostic experience.
Regional network	Permanent service office in Islamabad/Rawalpindi and operational support in at least four additional Pakistani cities.
Technical manpower	Minimum two engineers and six elevator technicians available for project and after-sales support.
Response time	Written commitment for remote response within two hours and on-site emergency attendance within four hours in Islamabad.
Site inspection	Mandatory site-visit certificate signed by the University representative.
Warranty	Minimum 18-month parts and workmanship warranty plus six months preventive maintenance without labour charges.

Failure to submit documentary evidence for a mandatory requirement may render the quotation technically non-responsive.

3. Technical Compliance and Price Schedule

#	Item	Minimum Requirement	Qty
1	Monarch NICE3000+ main controller	Complete integrated controller, programming and parameter backup	1 set
2	VVVF door drive	Compatible programmable drive	1 set
3	Door controller/interface	Replacement where required for full integration	1 set
4	Encoder/interface	Retain existing if compatible; quote provisional replacement	1 set
5	COP/LOP and indicators	Car/landing fixtures and displays	Complete
6	Automatic Rescue Device	Nearest-floor rescue with automatic door opening	1 set
7	Shaft wiring and displays	Required shaft/travel wiring and landing displays	Complete
8	Emergency intercom	Three-in-one or approved equivalent	1 set
9	Existing Orona gearless machine	Retain after compatibility and condition verification	Existing
10	Existing coated ropes	Retain subject to machine/sheave compatibility	Existing
11	Installation and commissioning	Transport, labour, tools, consumables, testing and load test	Lump sum
12	Independent safety certification	Quote separately as an optional item	Optional

3.1 Bidder Technical Compliance

Requirement	Comply	Deviation / Reference
Monarch NICE3000+ controller offered	Yes / No	
Existing Orona motor integration included	Yes / No	
Encoder compatibility test included	Yes / No	
ARD and emergency operation included	Yes / No	
Complete safety-chain testing included	Yes / No	

Completion within 15 working days	Yes / No	
18-month warranty offered	Yes / No	
Six-month preventive maintenance offered	Yes / No	
Four-hour Islamabad site response accepted	Yes / No	
Advance mobilization requirement	Yes / No	

3.2 Financial Quotation

#	Price Component	Amount
1	Main controller and programming	PKR _____
2	Door drive/controller integration	PKR _____
3	Encoder integration	PKR _____
4	COP/LOP, displays and shaft wiring	PKR _____
5	ARD and intercom	PKR _____
6	Installation, transport and commissioning	PKR _____
7	Provisional encoder/interface replacement	PKR _____
8	Optional safety certification	PKR _____
9	Applicable taxes	PKR _____
10	Grand Total	PKR _____

4. Evaluation and Commercial Conditions

Evaluation Criterion	Marks
Relevant modernization and gearless integration experience	15
Monarch NICE3000+ technical capability	15
Working Experience from last 8 years	10
Islamabad manpower, factory backup and quick completion date	12
Multi-city support and spare-parts capacity	8
18-month warranty and six-month maintenance	6
Ability to work on credit for 50% amount	4
Technical Total	70
Financial Score	30

Technical qualification threshold: 49 out of 70 marks. Only technically qualified financial quotations will be evaluated. Financial Score = (Lowest Evaluated Responsive Price / Bidder's Evaluated Price) × 30. Award will be recommended to the highest combined scorer.

Commercial Term	Requirement
Payment	50% against Purchase Order and mobilization; 50% within seven days after successful testing, commissioning and handover.
Completion	Maximum 15 working days, subject to uninterrupted access and approved variations.
Warranty	Minimum 18 months from handover.
Free maintenance	Six months preventive maintenance; consumables excluded unless quoted.
Variation control	Encoder, machine, traction sheave or rope replacement shall require written technical evidence, quotation and prior University approval.
Price validity	60 calendar days.
Award	Most advantageous substantially responsive quotation; not necessarily the lowest price.

5. Bidder Confirmation

Field	Bidder Entry
Company Name	
Authorized Representative	
Islamabad Service Address	
Telephone / Email	
Quoted Completion Period	_____ working days
Warranty Offered	_____ months
Total Quotation	PKR _____
Signature / Stamp / Date	

6- Project Delivery and Responsibilities

6.1 Contractor Responsibilities

- Appoint one project engineer and one site supervisor as accountable contacts.
- Provide all labour, tools, testing instruments, transport, consumables and protective equipment.
- Coordinate shutdowns and maintain barricading and warning signs.
- Protect University property and remove debris daily.
- Complete the work within 10-15 working days, subject to uninterrupted access and approved variations.
- Train nominated operators and maintenance representatives.

6.2 University Responsibilities

- Provide uninterrupted three-phase power, earthing and safe machine-room/shaft access.
- Issue access permissions and coordinate elevator shutdowns.
- Provide secure storage space where available.
- Complete any required civil rectification identified and approved during execution.
- Provide test weights or authorize the contractor to arrange them as a priced item.
- Nominate representatives for inspection, training and handover.

7. Scope of Work

7.1 Pre-Execution Engineering

- Detailed site survey and condition assessment.
- Recording of existing motor, encoder, controller, drive, door, COP/LOP, ARD, wiring, displays, intercom and safety circuits.
- Compatibility study for the Orona gearless machine and encoder with the offered controller.
- Submission of wiring/interface drawings, method statement, programme and shutdown plan for approval.

7.2 Dismantling and Installation

- Safe isolation and dismantling of obsolete control equipment.
- Supply and installation of the new integrated controller and associated drive/interface equipment.
- Replacement and integration of VVVF door drive and door controller where required.
- Replacement of COP/LOP fixtures, shaft wiring, landing displays and communication equipment.
- Supply and integration of an automatic rescue device with emergency operation.
- Re-termination, identification and dressing of control and safety wiring.
- Protection of retained machine, coated ropes, sheaves, governor and buffers throughout the works.

7.3 System Integration

- Motor and encoder identification, feedback verification and controlled tuning.

- Door-zone, leveling, speed, braking and ride-quality adjustment.
- Full safety-chain, limit, governor, buffer, interlock, overload and emergency-device verification.
- Fallback recommendation and priced variation only where retained equipment is proven incompatible or unsafe.

Bid Submission Forms

Form A - Bid Submission

We, the undersigned, offer to execute the electrical modernization of the existing Orona elevator in accordance with this tender. We confirm that our bid remains valid for 60 days and that all stated information is accurate.

Field	Bidder Entry
Legal Name	
Address	
Authorized Representative	
Telephone / Email	
Total Bid Price	PKR
Completion Period	working days
Warranty	months
Signature / Stamp	
Date	

Form B - Company and Experience Profile

Requirement	Bidder Response / Evidence
Year established	
NTN / STRN	
Number of regional offices	
Islamabad service address	
Total installed/modernized/maintained units	
Controller-modernization projects in last five years	
Gearless integration projects	
Permanent engineers / technicians	
Emergency response commitment	