

**REQUEST FOR TECHNO-COMMERCIAL PROPOSAL
FOR INSPECTION, TESTING, DIAGNOSIS AND RECTIFICATION PROPOSAL OF FIRE
FIGHTING SYSTEM**

Issued By:

Bharat City Apartment Owners Association (AOA), Phase-I

RFP No.: BC-AOA/FIRE/2026/01

Date: 07-07-2026

1. Introduction

Bharat City Apartment Owners Association (AOA), Phase-I invites proposals from experienced and competent fire safety agencies for comprehensive inspection, testing, diagnosis, assessment and submission of recommendations for restoration of the fire-fighting system installed in the society. The selected agencies shall conduct a detailed survey of the entire fire-fighting infrastructure, identify deficiencies and submit a comprehensive report along with item-wise commercial quotations for rectification and restoration of the system to fully operational condition.

The Association intends to engage a competent fire safety agency to undertake a detailed assessment of the complete fire-fighting system and provide technical and financial proposals for restoration and compliance.

2. Scope of Work

The bidder shall undertake a comprehensive inspection of the entire fire-fighting infrastructure including but not limited to:

A. Fire Pumping System

- Jockey Pumps
- Main Electric Hydrant Pumps
- Diesel Engine Driven Pumps
- Pump Controllers
- Starters and Panels
- Pressure Switches
- Pressure Gauges
- Suction and Delivery Lines
- Isolation Valves
- Priming System
- Fuel System of Diesel Pumps
- Batteries and Charging Systems

B. Fire Water Storage System

- Underground Fire Water Tanks
- Terrace Fire Water Tanks
- Tank Interconnections
- Water Level Monitoring Arrangements



C. Hydrant System

- Internal Hydrants
- External Hydrants
- Landing Valves
- Hose Reels
- Hose Boxes
- Branch Pipes and Accessories
- Isolation Valves

D. Sprinkler System

- Sprinkler Network
- Sprinkler Heads
- Control Valves
- Flow Switches
- Alarm Valves

E. Fire Detection and Alarm System

- Fire Alarm Control Panels
- Smoke Detectors
- Heat Detectors
- MCPs (Manual Call Points)
- Hooters/Sounders
- PA System
- Cables and Wiring

F. Other Fire Safety Installations

- Fire Extinguishers
- Fire Signages
- Exit Signages
- Any other fire protection equipment installed in the premises.

3. Deliverables

The bidder shall submit the following:

3.1 Inspection Report

The report shall include:

- Existing condition of all fire-fighting equipment.
- Equipment-wise observations.
- Deficiencies identified.
- Safety concerns.
- Compliance status with applicable fire safety norms.
- Photographic evidence.
- Risk assessment.

3.2 Rectification Proposal

The agency shall provide:

- Item-wise discrepancy list.
- Root cause analysis.
- Recommended corrective actions.
- Repair/Replacement requirements.
- Priority classification:
 - Critical
 - High



- Medium
- Low

3.3 Commercial Proposal

An itemized quotation indicating:

- Description of work.
- Material specifications.
- Quantity.
- Unit rate.
- Labour charges.
- Taxes.
- Total cost.

Separate pricing shall be provided for:

1. Inspection and Assessment Charges.
2. Repair Works.
3. Replacement Works.
4. Testing and Commissioning.
5. Annual Maintenance Contract (AMC), if proposed.

4. Site Visit

Bidders are advised to undertake a detailed site visit before submission of proposals. The bidder shall be deemed to have fully understood the site conditions and system requirements before submitting the proposal. Association shall not pay for the inspection report if your proposal is not considered/finalised for any reason.

5. Eligibility Criteria

The bidder shall:

- Have minimum 03 years' experience in fire-fighting systems.
- Have executed similar works in residential societies, commercial complexes, institutions or industrial establishments.
- Possess necessary statutory registrations and certifications.
- Submit at least three relevant work references.

6. Proposal Submission

The proposal shall comprise:

Part-A: Technical Proposal

- Company Profile.
- Experience Details.
- Similar Projects Executed.
- Inspection Methodology.

Part-B: Commercial Proposal

- Item-wise cost estimate.
- Taxes and duties.
- Payment terms.
- Completion timeline.

8. Evaluation Criteria

The proposals shall be evaluated based on:

- Technical competence.
- Relevant experience.



- Quality of assessment methodology.
- Commercial reasonableness.
- Capability to execute restoration works within stipulated timelines.

The Association reserves the right to accept or reject any proposal without assigning any reason.

9. Expected Timeline

S No.	Activity	Timeline
1.	Issue of RFP	July 2026
2.	Submission of Proposal	By 31 st July 2026
3.	Evaluation of Proposals	August 2026
4.	Approval by Board	August 2026
5.	Award of Work	August 2026
6.	Completion of Rectification	within 90 days after award of work.

10. Contact Details

Bharat City Apartment Owners Association (AOA), Phase-I

Contact Person: Gaurav Tyagi/Estate Manager

Mobile: 8588883716 / 8882732390

Email: aoabharatcityphase1@gmail.com

Address:

Bharat City , D1 (-1 Area) Indraparstha Yojna,

Near Tila More Police Station,

Ghaziabad , Uttar Pradesh, PIN-201102

11. General Conditions

1. The Association reserves the right to seek clarifications from any bidder.
2. Quantities indicated by the bidder shall be based on actual site assessment.
3. The selected agency may be awarded the rectification work subject to approval of the Board and budget availability. Work may be awarded in different lots as per need & budget allocation by AOA Board.
4. All materials used shall conform to applicable standards and Fire Department requirements.
5. The agency shall provide warranty for materials supplied and workmanship executed.

President
AOA, Bharat City Phase-I

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