

Selection of Property Management Agency for Operation and Maintenance Services at IICC Dwarka, New Delhi				
7.21.3- Section C – BOQ for Property Management Services (A2)				
BILL OF QUANTITY- PROPERTY MANAGEMENT SERVICES FOR PHASE -1 OPERATION & MAINTENANCE AT IICCL, DWARKA		Year		
		Year 1	Year 2	Year 3
TOTAL COST OF SERVICES		Annual Cost	Annual Cost	Annual Cost
Sr.no.	Cost Head			
<b>1</b>	<b>Manpower Cost - Management and Executive Staff</b>			
a	Management Staff	-	-	-
b	Human Resource Services	-	-	-
c	EHS & Compliance Services	-	-	-
d	Security, Disaster management, fire safety and parking management Services	-	-	-
e	Engineering Services- Management & Executives	-	-	-
f	Finance, Accounts and Procurement Services	-	-	-
g	Asset Management, CRM and Custodial Services	-	-	-
h	ICT Services - Management & Engineering Services	-	-	-
	<b>Sub-total 1</b>	-	-	-
<b>2</b>	<b>Manpower Cost - Ground Staff (Under Minimum Wages)</b>			
a	Command Center & Disaster Mgmt Center - Ground Staff	-	-	-
b	Engineering Services- Ground Staff	-	-	-
c	Help Desk Services	-	-	-
d	Housekeeping Services- Ground Staff	-	-	-
e	Façade Cleaning Services - Ground Staff	-	-	-
f	Mail Room Services- Ground Staff	-	-	-
g	Horticulture Services	-	-	-
h	ICT Services - Technician Team	-	-	-
i	Operation of Truck Scanner	-	-	-
	<b>Sub-total 2</b>	-	-	-

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		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
<b>TOTAL COST OF SERVICES</b>		<b>Annual Cost</b>	<b>Annual Cost</b>	<b>Annual Cost</b>
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<b>3</b>	<b>Engineering Services- Spares, Specialized Repair and Consumable Cost- Common Areas, common services buildings, open area, parking and basements</b>			
a	Civil Work- Structures	-	-	-
b	Civil Work- Roads, Ramps, Tunnels	-	-	-
c	Civil Work- Pathways and Walkways	-	-	-
d	Civil Work- Façade and External Finishes	-	-	-
e	Civil Work- Interior Finishes	-	-	-
f	Civil Work- Plazas, Pergolas & Canopies	-	-	-
g	Civil Work- Hardscaped areas	-	-	-
h	Civil Work- Softscape & Horticulture areas	-	-	-
i	Civil Work- water bodies	-	-	-
j	Electrical Work- High Side (Panels, Equipment and cabling upto buildings)	-	-	-

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		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
<b>TOTAL COST OF SERVICES</b>		<b>Annual Cost</b>	<b>Annual Cost</b>	<b>Annual Cost</b>
<b>Sr.no.</b>	<b>Cost Head</b>			
k	DG Set	-	-	-
l	Cooling Towers	-	-	-
m	Transformers	-	-	-
n	Electrical Work- Low Side	-	-	-
o	Electrical Work- Lightings	-	-	-
p	Fire Fighting System	-	-	-
q	Fire Detection and Alarm System	-	-	-
r	HVAC - High Side Equipment	-	-	-
s	HVAC -Low Side	-	-	-
t	Lift, Escalators & Travellators	-	-	-
u	STP	-	-	-
v	WTP	-	-	-
w	Plumbing - External	-	-	-
x	External Sewage System	-	-	-
y	External Storm Water Drainage and Rain Harvesting	-	-	-
z	Irrigation & drainage	-	-	-
aa	Water body Fountains and Pumps	-	-	-
ab	Plumbing System- Internal	-	-	-

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		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
<b>TOTAL COST OF SERVICES</b>		<b>Annual Cost</b>	<b>Annual Cost</b>	<b>Annual Cost</b>
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ac	Signages	-	-	-
ad	Pneumatic Solid Waste Management including inlets and piping,	-	-	-
ae	Solid Waste pipe Network	-	-	-
af	External Furniture	-	-	-
ag	Transport Vehicle- LCV 2 Ton	-	-	-
	<b>Sub-total 3</b>	-	-	-
<b>4</b>	<b>Engineering Services- Spares and Specialized Repair Cost (Low Side)- Occupant Area</b>			
a	Civil Work- Structure	-	-	-
b	Civil Work- Interior Finishing	-	-	-
c	Electrical Work- Low Side	-	-	-
d	Electrical Work- Lighting	-	-	-
e	HVAC -Low Side	-	-	-
f	Plumbing System- Internal	-	-	-
	<b>Sub-total 4</b>	-	-	-

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		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
<b>TOTAL COST OF SERVICES</b>		<b>Annual Cost</b>	<b>Annual Cost</b>	<b>Annual Cost</b>
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<b>5</b>	<b>ICT System - Repair &amp; Maintenance including Consumables</b>			
a	Data Centers Equipment and Licenses	-	-	-
b	Wi-Fi and DAS Distributed Antenna System	-	-	-
c	IPABX System	-	-	-
d	PA System	-	-	-
e	Access Control System	-	-	-
f	Intrusion Alarm System and Fencing Systems	-	-	-
g	Parking Access Management & Guidance System	-	-	-
h	CCTV System	-	-	-
i	Security Checkpoint System	-	-	-
j	LED Video Wall	-	-	-
k	Media Façade	-	-	-
l	Audio Visuals System	-	-	-
m	Digital Signage System	-	-	-
n	Augmented Reality / Virtual reality Solution	-	-	-
o	BGM System (Background Music System)	-	-	-
p	People Counting System	-	-	-

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		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
<b>TOTAL COST OF SERVICES</b>		<b>Annual Cost</b>	<b>Annual Cost</b>	<b>Annual Cost</b>
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q	BMS/IBMS and SCADA System	-	-	-
	<b>Sub-total 5</b>	-	-	-
<b>6</b>	<b>Engineering Tools &amp; PPE</b>			
a	Engineering Tools and Tackles	-	-	-
b	Personal Protection Equipment	-	-	-
	<b>Sub-total 6</b>	-	-	-
<b>7</b>	<b>Cleaning, Housekeeping, Parking Management and Waste Management Services- Machine, Tools, Spares &amp; Consumables</b>			
a	Housekeeping Mechanized Machines	-	-	-
b	Housekeeping Hand Tools, and general consumables	-	-	-
c	Housekeeping & Façade Cleaning Chemicals and Cleaning Agents	-	-	-
d	Housekeeping Toiletries	-	-	-
e	Spares and consumables for Parking Management	-	-	-
	<b>Sub-total 7</b>	-	-	-

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TOTAL COST OF SERVICES		Annual Cost	Annual Cost	Annual Cost
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<b>8</b>	<b>Horticulture Services- Machine, Tools, Spares and Consumables</b>			
a	Horticulture Machines and Hand Tools	-	-	-
b	Horticulture Chemicals and Consumables	-	-	-
	<b>Sub-total 8</b>	-	-	-
<b>9</b>	<b>Pest Control and Sanitization Services</b>			
a	Pest Control Services	-	-	-
b	Sanitation and Disinfection Services	-	-	-
	<b>Sub-total 9</b>	-	-	-
<b>10</b>	<b>Heavy Equipment and Vehicles (Rental and Operation)</b>			
a	Battery operated E Cart (5 No's)	-	-	-
b	Tractor with carriage Trolley (2 No's)	-	-	-
c	Electrically operated Forklift (1 No's)	-	-	-
d	Vertical Lift for Indoor Maint (1 No's)	-	-	-
e	Telescopic Boom Lift (Min Working Height - 30 meters) - (1 No's)	-	-	-
f	Communication - Walky Talky for Team (as per posts and locations) - 50 No's	-	-	-
	<b>Sub-total 10</b>	-	-	-

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<b>TOTAL COST OF SERVICES</b>		<b>Annual Cost</b>	<b>Annual Cost</b>	<b>Annual Cost</b>
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<b>11</b>	<b>Audits</b>			
a	Energy Audit / Thermograph and Harmonic Test	-	-	-
b	Indoor Air Quality and DG emission testing	-	-	-
c	Transformer Oil Testing and Dielectric Test	-	-	-
d	Statutory compliances Audit for Labour Laws	-	-	-
e	Water Testing Charges	-	-	-
	<b>Sub-total 11</b>	-	-	-
<b>12</b>	<b>Administrative Expenses</b>			
a	Staff Uniforms (3 sets per staff of approved dress code by IICCL)	-	-	-
b	Travel / Conveyance	-	-	-
c	Site Team Communication Charges-Mobile	-	-	-
d	Magazine, Journals and Newspapers	-	-	-
e	Staff Welfare for deployed manpower	-	-	-



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TOTAL COST OF SERVICES		Annual Cost	Annual Cost	Annual Cost
Sr.no.	Cost Head			
f	Office Stationery and Printed Stationary	-	-	-
g	Mail Room and Material Dispatch Expenses	-	-	-
	<b>Sub-total 12</b>	-	-	-
<b>Total Cost from sub totals (1+2+3+4+5+6+7+8+9+10+11+12)</b>		-	-	-

- NOTES:
1. The amount quoted against each service item under Section C of the BOQ is the maximum lumpsum price payable against such service item. In case, service for any service item is not provided for any particular period, pursuant to instructions from the SPV or any other reason, whatsoever, deduction for such gap in the service period when the services are not provided, shall be made on pro-rata basis. For example, if the total maximum annual amount for a service item is "A" and gap in service period is "B" (in days), then the amount of deduction shall be =  $(A/365) \times B$ .
  2. Irrespective of the number/quantity of resources (manpower, equipment or consumables/ spares/ materials etc.) considered by the bidder in its price quoted for various service items, the cost of such service items shall be considered to have been quoted in line with the Target Service level performance parameters required to be achieved. No claim, whatsoever, will be entertained in this regard at any stage during the tenure of the Agreement till completion of the services to be provided by the Service Provider.
  3. The Bidder must quote against all the items mentioned above. If the bidder fails to quote against any item mentioned above, his bid shall be liable for rejection.
  4. Total Payment for any month under all items of Section C shall be based on the average cost per month (i.e. Annual Cost quoted above / 12 ), shall be limited to maximum of 5% above the average cost per month quoted above, subject to approval from the SPV. Further, the total amount payable against any service item for any year shall not exceed the respective annual amount quoted against it.