



TIDEL PARK COIMBATORE LIMITED
 (A JV of TIDCO, ELCOT, TIDEL & STPI)

**INFORMATION TECHNOLOGY PARK BUILDING COMPLEX AT
 ELCOSEZ, COIMBATORE – 641 014**

VOLUME – II
Financial Bid
BILL OF QUANTITIES

**TENDER FOR FAÇADE CLEANING AND MAINTENANCE OF FAÇADE ACCESS
 EQUIPEMNTS**

Tender No: TPCL/O&M/2018/01

Due Date for Submission: On or before 24.5.2018 before 3.00 p.m.

TO BE SUBMITTED TO:

The Committee of Directors (Operations)
TIDEL Park Coimbatore Ltd.
ELCOSEZ, Aerodrome Post,
Coimbatore - 641 014

CIN.NO:U45209TN2007PLC064060

Phone: 0422-2513604, Fax: 0422-2513609

E.mail : tpcl@tidelpark-coimbatore.com, Website: www.tidelparkcoimbatore.com

TENDER SUBMITTED BY:

Name of the Company	
Name of the Authorized Person	
Signature of the Authorized person	
Date	
Phone No.	

MAY 2018

TENDER FOR

FACADE CLEANING AND MAINTENANCE OF FAÇADE ACCESS EQUIPMENTS

VOLUME – II

SCHEDULE OF QUANTITIES

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**Preamble of
Façade Cleaning System and Maintenance of Façade Access Equipments**

1.0 All rates and lump sums shall be in Indian Rupees and valid for 3 months from the date of opening.

2.0 All rates and lumpsum shall be firm throughout the duration of the Contract and no fluctuations shall be permitted for any changes in any of the contractor costs or inclusions due to any reasons such as currency variation, material, transport & labour price / wage fluctuations or any other reason unless expressly provided for elsewhere in this document/ service contract.

3.0 Abbreviations:

The following abbreviations, which appear on the attached Schedule of Quantities, shall have the following meanings:

B.O.Q - Bill of Quantities

L.S. - Lump Sum - No. Number

4.0 Occupant's working hours at SITE shall be as set out in the tender / Contract. All extra costs incurred through working overtime & holidays shall be included in contractors price/ quotation.

5.0 Descriptions and Information offered by Owner shall be for guidance only. Contractor shall be fully responsible for determining items and quantities as necessary for reaching the lumpsum prices required for performing all Contractors obligations under the services contract. The tenderers shall, at their own cost and prior to submission of tender, take all steps as required to understand the Owner's intent and scope of work put to tender. For this purpose, they shall be required to inspect the site, study the drawings made available, seek clarification in the pre-bid meeting, study the scope, assess the actual installation of all finishes and services which may have impact on the scope of contractor services and quote accordingly. Failure to comply with the above requirement or insufficient pre-bid assessment or understanding of the scope of this tender shall not entitle the successful tenderers to any claims for additional payment or relaxation of tender conditions etc., during the execution of the services.

6.0 No re-measurement of Lump Sums or revaluation of any sort shall be permitted for the quoted prices.

7.0 The Scope of Work, Specifications, Bills of Quantities and Drawings do not necessarily cover all items to achieve the performance requirements of the service contract. It is expected that the intending tenderers will have sufficient experience in this field to be able to assess the performance requirements with the help of the documents made available and the opportunity for obtaining clarifications in the Pre-bid meeting. The quoted/ agreed upon rates, however, shall be deemed to include all costs to execute the specified services in full and complete manner to the full satisfaction of the Owner and the Occupants including all related works which an experienced contractor shall reasonably foresee.

8.0 Contractor shall be required to complete and fill his pricing inclusions in the columns provided.

9.0 Items/ services not priced by contractor shall be deemed to be included elsewhere.

10.0 Contractor shall fill in his prices as listed in the 'Bills of Quantities.

11.0 No request shall be considered for an increase in the quoted price on the grounds that they shall be inadequate to carry out additional work pertaining to this O&CM contract.

12.0 The quoted prices shall include all material supply and installation, tools and equipment, labour, supervision, transport, storage, packing & unpacking, hoisting, erection / installation works, protection from damage or vandalism, insurance, vacations, leaves, mobilisation, de-mobilisation, incidental expenses, support facilities such as scaffolds, protective shields etc., overheads, profits, taxes and duties, including WCT, several taxes as mentioned, and whatever else that are necessary to carry out the work. However, if any new taxes are imposed by state or central government, the same shall be reimbursed by the owner after due examinations and after production of satisfactory evidence of having paid such taxes by the contractor.

13.0 Owner shall normally provide, free of charge, electricity and water at one source for the execution of the SERVICES by Contractor.

14.0 Contractor shall be required to take all measures necessary to ensure that the whole of the SERVICES shall be executed in such a manner as to minimise (a) nuisance & disturbance to Owner or Occupants, (b) disruption of any other service or utility, (c) time duration for maintenance (d) generation of dust and other hazards.

15.0 Notwithstanding any limits, which shall be implied by the wording of the individual items and/or explanations in the Preamble, it shall be clearly understood by Contractor that the prices quoted, shall be for the work/ services finished complete in every respect. The contractor shall be deemed to have taken full account of all requirements and obligations, whether expressed or implied, covered by all parts of the document / Service Contract and quoted accordingly.

16.0 All prices and rates shall include for preparation of proposals, drawings, supplementing calculations, documentation, etc. as shall be required for approval procedures of the owner.

17.0 Contractor shall execute the SERVICES in accordance with the specifications, drawings, manuals, operation and manufacturer's instructions/guidance and the instructions of TPCL.

18.0 All lifting tackle, wire ropes, blocks, shackles, tools, instruments etc. including any special equipment for executing the SERVICES shall comply with the requirements of the appropriate Indian / British or any other International Standard Specification or equivalent and carry a valid test certificate.

19.0 Quoted prices shall include for all safety measures required and those requested by Owner including provision of safety barriers and all measures necessary to protect adjacent items from the effects of over spray, paint spatter or damage by impact of any such material or tools employed. All such measures shall be provided to the satisfaction of Owner.

20.0 Contractor shall be deemed to have allowed for all effects on the execution of O&M works occasioned by climate and prevalent conditions and with specific reference to periods of high humidity and the incidence of wind/air borne dust occurring naturally.

21.0 Owner shall have the right to remove any item from the Scope of Work due to operational or safety requirements and the appropriate value shall be deducted from the Lump-Sum Contract Price without any claim from the contractor.

22.0 The Owner will make all payments to the contractor for services satisfactorily rendered at the completion of the said service at quarterly intervals in accordance with relevant clause of the conditions of contract.

23.0 Bidders shall furnish full break up such as cost of man power, materials, tools & equipment, vehicles etc. including overheads and profits for the lumpsum prices quoted, if required by the Owner.

24.0 The rates shall include the cost of spares and consumables. But it is the responsibility of the contractor to assess, arrange, procure, store and use all the spares and consumables required for the services.

25.0 The quoted amount shall be workable inclusive of all costs as required by the tender and the requirements of the work on hand including contractor's overhead and profits etc. and also all tax and levies. No separate payment will be made towards profits, attendance etc.

26.0 All the pages of tender document should be signed and company seal to be affixed by contractor.

BILL OF QUANTITIES

Façade Cleaning and Maintenance of Façade Cleaning Access Equipments (Considered for evaluation bid)

S. No	Description of Work	Basic Price (A)	GST (B)	Total C = (A) + (B)	
		In Figures	In Figures	In Figures	In Words
1.	a) Cleaning of structural glazing by using standard cleaning materials like TASKI or equivalent with help of Condola / Wire rope / Scaffolding. b) Cleaning of the Aluminum composite panel using standard cleaning materials with help of Condola / Rope access / Scaffolding. c) Cleaning of louver using standard cleaning materials with help of Condola / Rope access / Scaffolding. d) Cleaning of granite using standard cleaning materials like soap oil or equivalent with help of Condola / Rope access / Scaffolding. e) Cleaning of canopy glass using standard cleaning materials like TASKI with help of Condola / Rope access / Scaffolding. f) Supply of cleaning chemicals as per Table-B g) Non-comprehensive Maintenance for façade access equipments / system	/	/	/	/
(i)	First Year - Quote Lumpsum price for Façade Cleaning & Maintenance of Façade Access Equipments (4 cycles in a year) for First year (1 st to 12 th month) including supply of cleaning chemicals as per Table-B (X)				
(ii)	Second Year - Quote Lumpsum price for Façade Cleaning & Maintenance of Façade Access Equipments (4 cycles in a year) for second year (13 th to 24 th month) including supply of cleaning chemicals as per Table-B (Y)				
(iii)	Third Year - Quote Lumpsum price Quote Lumpsum price for Façade Cleaning & Maintenance of Façade Access Equipments (4 cycles in a year) for Third year (25 th to 36 th month) including supply of cleaning chemicals as per Table-B (Z)				
(iv)	Façade Cleaning & Maintenance of Façade Access Equipment Charges for 3 Years (i+ii+iii) including supply of chemicals as per Table-B				

TOTAL Quoted Lumpsum Amount (for Three Years including GST)(iv) in Words (Rupees..... only).

The above quoted rate shall be inclusive of Manpower deployed, Overheads, Cost of Chemicals, Tools & Tackles, Consumables etc. including tax.

Note:

- (i) Rate is inclusive of all types of safety measures, equipments / apparatus and PPEs and all types of anchoring, hanging, scaffolding or any other similar type of equipments to execute the job.
- (ii) The rate quoted includes all expenses, cost of Manpower, necessary tools & equipments, Consumables, Cleaning materials etc., including overheads and profits for the lumpsum prices quoted in the Bill of Quantities.
- (iii) The rates should be inclusive of all Duties & Taxes which needs to be indicated separately. However, TPCL will provide necessary document to avail Tax exemption since the project is in SEZ (Special Economic Zone). The total rate quoted for three years of services will be considered for the purpose of deciding the competitive tender.
- (iv) The escalation for any consecutive year should not exceed 5% value of the Lumpsum price quoted for Façade Cleaning and Maintenance of Façade Access Equipments by the bidder.
- (v) Yearly rate to be calculated based on one complete cleaning x 4 cleaning cycle in a year.

Approximate area to be cleaned

Table A

Sl. No.	Approximate area to be cleaned	Area in Sq.ft.
a)	Structural Glazing with Double / Single Glass	77,446
b)	Spider Glazing with fin assembly and support system	2,045
c)	Aluminium composite panels Cladding on the Dry wall as well as on the Structurally Glazed frame work on the Spandrel Panel and Canopy	1,09,684
d)	Glass canopy with articulated bolts	1,291
e)	Granite Cladding on the External Surface - Dry fixing with S.S.Clamps & Anchor bolts	13,078
f)	Aluminium Louvers on the Structural Glazing	8,718
	Total Façade Area approximately	2,12,262

A list of cleaning equipment, tools, materials to be utilized for the execution of the works shall be submitted together with tender submission. The bidder should provide breakup of cost of components relating to cost on chemicals in the table given below:

Table-B

S. No.	Description of chemicals required	Application area	Required quantity in Lts.		Unit cost (Rs.) (ii)	GST (iii)	Total cost per year including GST (Rs.) (i*ii*iii)
			Per cycle*	Per year* (i)			
1.	R2 Taski	Granite	1	4			
2.	R3 Taski	Glass	4	16			
3.	Enviro care glass cleaner or equivalent (PH value should be neutral & non abrasive)	ACP	4	16			
4.		Louvers	1	4			
Total cost for 1st year (X)							
Total cost for 2nd year (Y)							
Total cost for 3rd year (Z)							

* Approximately 25 ml per 1000 Sq.f. Will vary depending upon the performance of cleaning activity and the difference in cost for the varied quantity to be borne by the Bidder.

The BOQ rate should be inclusive of above cleaning material cost and no extra cost will be paid.

Schedule for Cleaning Cycle

Cleaning Cycle	Cleaning commencement date	Time frame
1st Cycle	10 days from the date of issue of LOA	Each cycle of cleaning to be completed within maximum period of 20 days time effective from commencement date
2nd Cycle	Jun 2018	
3rd Cycle	Sep 2018	
4th Cycle	Dec 2018	
5th Cycle	Mar 2019	
6th Cycle	Jun 2019	
7th Cycle	Sep 2019	
8th Cycle	Dec 2019	
9th Cycle	Mar 2020	
10th Cycle	Jun 2020	
11th Cycle	Sep 2020	
12th Cycle	Dec 2020	

Note:

- i) TPCL has the right to revise the cleaning schedule to accommodate changes in conditions affecting the work. Bidder shall adjust its operation / maintenance to conform to all such cleaning schedule changes and agrees to make no claim for acceleration or delay.
- ii) The job would be cleaning of the façade (glass including aluminum composite panels ACP area and granite cladding) accessible by the façade cleaning system (or otherwise) installed at TPCL IT Park Main Building. The contractor has to ensure that entire building should always be neat and clean and there should not be any accumulation of soaps/residue from chemicals and any remain of silicon / tapes / stickers and other foreign matters etc. on glass / ACP.
- iii) All the four sides of the Building G+4 is covered with façade consisting of glass, granite and aluminum composite panel. The chemical (or) cleaning materials should be good quality so that no corrosion, damages or patches occurs to glass, granite and aluminum composite panels. Further utmost care is to be taken so that no scratch in glass, granite and aluminum panels occur.