



**TENDER DOCUMENT  
FOR  
NON-COMPREHENSIVE AMC FOR IBMS AND SURVEILLANCE SYSTEM  
FOR  
STAR HOUSE- II, BKC BANDRA (EAST), MUMBAI  
AT  
HEAD OFFICE, SECURITY DEPARTMENT, GROUND FLOOR,  
STAR HOUSE, C-5, G BLOCK, BANDRA KURLA COMPLEX,  
BANDRA (EAST), MUMBAI-400051  
Website: [www.bankofindia.co.in](http://www.bankofindia.co.in)**

**INVITATION FOR TENDER/BID OF NON-COMPRHENSIVE AMC OF IBMS  
AND SURVEILLANCE SYSTEM**

Bank of India invites Sealed Tender/Bids from eligible vendors/firms/companies/contractors for non- comprehensive AMC of IBMS and Surveillance System installed at Star House-II Building, C-4 G Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051

1. Interested eligible Bidders may download the tender document from Tender Section of Bank's website [www.bankofindia.com](http://www.bankofindia.com) and use the same for bidding. The tender document will be available for downloading till 6<sup>th</sup> March 2021. The bid will be required to be enclosed with **a non-refundable fee of Rs 1000/-** in the form of a Demand Draft/Banker's cheque in favour of Bank of India, **payable at Mumbai**. Bids not accompanying cost of tender document will be summarily rejected. The completed bid should be submitted to Security Department, Ground Floor, Star House, C-5, G Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051 latest by 3:00pm on 6<sup>th</sup> March 2021.
2. Submission of the bid should be done as under:
  - a) **Envelope 1** – Should contain Technical Bid, company profile, documents pertaining to registrations, experience, running contracts etc along with tender fee and EMD. The envelop should be superscribed as "**TECHNICAL BID** for Non-comprehensive AMC of IBMS & Surveillance System at Star House-II Building, Head Office"
  - b) **Envelope-2** – Should contain **ONLY FINANCIAL BID**. The envelop should be superscribed as "FINANCIAL BID for Non-comprehensive AMC of IBMS & Surveillance System at Star House-II Building, Head Office"
  - c) **Envelope – 3** – Both Envelope – 1 and 2 should then be placed inside Envelope No. 3 and shall be submitted with superscription "Tender for Non-comprehensive AMC of IBMS & Surveillance System at Star House-II Building, Head Office"

Price of Tender Document	Rs.1000/-
Date of availability of tender document	12.02.2021
Last Date for sale of Tender Document	06.03..2021
Last Date and Time for receipt of tender/bid	06.03.2021 by 3.00 pm
Address of Communication	AGM & CSO, Security Department, Ground Floor, Star House, C-5 G Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051
Contact Person	1. Birendra Kumar, Chief Manager (Fire Safety) (Ph-022/66684436) 2. Pramod Kumar, Senior Manager (Security) (Ph- 022/66684414)

Date of opening of Bids/Tender	06.03.2021 at 3.30 pm
Estimated value of work	Rs. 10,00,000/-
Earnest Money Deposit ( EMD)	Rs. 50,000/-
AMC Period	Three Years

3. The Bid has to be accompanied with by an Earnest Money Deposit **(EMD) of Rs. 50,000/- (Fifty Thousand only)** for non-comprehensive AMC of IBMS and Surveillance System in the form of a demand draft or Pay Order in favour of Bank of India, Payable at Mumbai. The EMD of the successful bidder will be converted as "Security Deposit" and shall be retained by the Bank as interest free deposit till the expiry of the contract.
4. The bids/proposal shall remain valid for 90 days from the last date of submission of the bids.
5. Bank of India reserves the right to accept or reject in part or full any or all the offers without assigning any reasons therefor.

**AGM & CSO**  
**(Security)**

## A. Instructions for Bidders

1. Sealed and completed bids super scribed “**Tender for non-comprehensive AMC of IBMS and Surveillance System for Star House-II building, Head Office**” shall be sent /submitted at Security Department, Ground Floor, Star House, C-5 G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051 so as to reach us latest by 3.00 pm on 6<sup>th</sup> March 2021.
2. No tenders will be received after 1500 hrs on 06.03.2021 under any circumstances.
3. Technical Bids will be opened at 1530 hrs on 06.03.2021 in the presence of tender committee and the bidders or their representative.
4. Tenders shall remain open to acceptance by the Bank for a period of 90 days from the last date of submission of bids and the tenderer shall not cancel or withdraw the tender during this period. In case the tenderer withdraws their tender prior to the expiry of 90 days then the contractor shall be treated as defaulter and the EMD will be forfeited.
5. The tender document is non-transferable.
6. The bidder may visit our premises before submitting the bid after seeking prior permission from us.
7. Rates should be quoted both in figures and words in columns specified. All erasures and alterations made while filling the tender must be attested by initials of the tenderers. Overwriting of figures is not permitted; failure to comply with either of these conditions will render the tender void. In case of any discrepancy in the amount of the item the corresponding rate quoted will prevail & amount will be calculated accordingly.
8. Conditional tender or tender with any unsigned document will be rejected.
9. The tender submitted on behalf of a firm shall be signed by the authorized signatory(ies).
10. The Bank will have a right to accept or reject any or all the tenders, either in whole or in part without assigning any reason for doing so.
11. Bids / Tenders received through Post, Courier, E-Mail will not be considered
12. No interest shall be allowed on the Earnest Money. Tenders without earnest money shall be summarily rejected. However MSMEs are exempted from paying Tender Fee, EMDs as per MSME Act 2012. For getting the benefits in case of MSME firms, contractors / agencies should **submit valid exemption certificate** issued from the relevant authorities
13. Tenderers are advised to inspect and examine the site/premises by taking prior approval and its surroundings and satisfy themselves before submitting their tenders, the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their tender. A tenderer shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charges consequent on any misunderstanding or otherwise shall be allowed. Submission of a tender by tenderers implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done, site details and local conditions and other factors bearing on the execution of the work.
14. All the communications in respect of this tender will be made through the Bank’s website or E-mails only.

## **B. Qualification requirement of the Bidder:-**

The bidder must fulfill the following qualification criteria to be eligible to bid:

- a) The bidder should have an office in Mumbai / Navi Mumbai / Thane
- b) The bidder should be an income tax assessee.
- c) The average turnover during the last three years ending as on 31<sup>st</sup> March 2020 should be at least Rs.5 (five) Lakh per year.
- d) The bidder/firm must have minimum 3(three) year experience of maintenance of IBMS & Surveillance System in Govt./PSU/Nationalized banks/Private firms and atleast two running contract for IBMS/Surveillance system in Govt./PSUs/Nationalized Bank/Private firms.
- e) The bidder/firm must have minimum 3 (three) years of experience for maintenance of IBMS & Surveillance System in the premises of Govt./PSU/Nationalized banks/Private firms and at least one work executed worth value of at least Rs. 8 Lakh.  
OR  
The bidder/firm must have minimum 3 (three) years of experience for maintenance/installation of IBMS & Surveillance System in the premises of Govt./PSU/Nationalized banks/Private firms and at least two work executed worth value of at least Rs. 5 Lakh  
OR  
bidder/firm must have minimum 3 (three) years of experience for maintenance/installation of IBMS & Surveillance System in the premises of Govt./PSU/Nationalized banks/Private at least three work executed worth value of at least Rs. 4 Lakh.
- f) The bidder could be a sole proprietary concern/partnership firm or a company duly registered with appropriate authority.
- g) The non-comprehensive AMC of IBMS and Surveillance System will be for 3 (three) years. It will be reviewed every year and in case of unsatisfactory performance AMC agreement may be terminated during AMC period.
- h) The company/ firm/bidder should have valid GST registration. The agency should be registered with EPFO, ESIC etc as applicable.
- i) If service/maintenance work will be found unsatisfactory during AMC period then Bank may levy a penalty of Rs. 10,000/- for such deficiency in services. Repeated instances of deficiency in service may result in forfeiture of Security Deposit and termination of contract by giving 15 days prior notice.

## **C. General Terms and Conditions-**

### **1. General**

- a. The EMD amount of Rs. 50,000/- in respect of the successful bidder shall be retained as „Security Deposit“ till completion of the AMC Contract. In the event of not carrying out the contracted services, as per terms and condition of the tender, it will be forfeited.
- b. Each of documents should be signed by the contractors submitting the tender in token of his/their having acquainted himself/themselves with the general conditions of contract, specifications, special conditions etc. as laid down. Bids without the signed tender document will be rejected.
- c. The Bank in order to evaluate and compare the bids/response to tender received, may seek clarification from some or all of the bidders. Such clarifications and responses will necessarily be in writing. The Bank has right to disqualify the vendor whose clarification is found to be not suitable.
- d. The document contains information proprietary to the Bank. The Bank requires the recipients of this tender to maintain its contents in the same confidence as their own confidential information and refrain from reproducing it in whole or in part without the written permission of the Bank
- e. The Bank will not return the bids/responses received from the bidders. The information provided by the bidder/s will be held in confidence and will be used for the sole purpose of evaluation of bids

### **2. Opening and Evaluation of Bids (Evaluation Methodology)**

- a. Technical bids will be opened in the presence of the “Technical committee” and vendors” representatives. The Bidders” names, Bid modifications or withdrawals and the presence or absence of requisite EMD and such other details as the Bank, at its discretion, may consider appropriate, will be announced at the time of technical Bid opening. No bid shall be rejected at bid opening, except for late bids, which shall be returned unopened to the Bidder. Bids (and modifications sent) that are not opened at Bid Opening shall not be considered further for evaluation, irrespective of the circumstances. Withdrawn bids will be returned unopened to the Bidders.
- b. The Bank will examine the Bids to determine whether they are complete, furnished in required formats, the documents have been properly signed, and the Bids are generally in order. The Bank may, at its discretion, waive any minor infirmity, non-conformity, or irregularity in a Bid, which does not constitute a material deviation. Only those Bidders whose Technical bids have been found to be in the conformity of the eligibility terms and condition would be taken up by the Bank for the further detailed evaluation. Prior to the detailed evaluation, the Bank will determine the responsiveness of each Bid to the Bidding Document. For the purpose of these clauses, a responsive Bid is one, which

conform to all the terms and conditions of the Bidding Document without material deviations. Deviations from, or objections or reservations to critical provisions, such as those concerning EMD, Applicable Law, Performance Security, Qualification Criteria, Force majeure will be deemed to be a material deviation. The Bank's determination of a Bid's responsiveness is to be based on the contents of the Bid itself, without recourse to extrinsic evidence. The Bank reserves the right to evaluate the bids on technical & functional parameters including possible visit to inspect live site/s of the bidder and witness demos of the system and verify functionalities, response times, etc. If a Bid is not responsive, it will be rejected by the Bank and may not subsequently be made responsive by the Bidder by correction of the non-conformity. The Bank may use the services of external consultants for bid evaluation

- c. During evaluation of the Bids, the Bank, at its discretion, may ask the Bidder for clarification of its Bid. The request for clarification and the response shall be in writing, and no change in the prices or substance of the Bid shall be sought, offered or permitted.
- d. The Bank will evaluate and compare the Price bids, which have been determined to be responsive. Arithmetical errors will be rectified on the following basis. If there is a discrepancy between the unit price and the total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail, and the total price shall be corrected. If the successful bidder does not accept the correction of the errors, its Bid will be rejected, and its EMD may be forfeited. If there is a discrepancy between words and figures, the amount in words will prevail. L1 will be decided on the basis of price quoted in the Annexure III of the commercial bid.

### **3. Force Majeure**

The firm shall not be liable for forfeiture of its performance security, liquidated damages, or termination for default if and to the extent that its delay in performance or other failure to perform its obligations under the Contract is the result of an event of Force Majeure.

For purposes of this clause, "Force Majeure" means an event beyond the control of the Bidder and not involving the Service Provider's fault or negligence and not foreseeable. Such events may include, but are not restricted to, acts of the Bank in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions, and freight embargoes.

If a Force Majeure situation arises, the Bidder shall promptly notify the Bank in writing of such condition and the cause thereof. Unless otherwise directed by the Bank in writing, the Bidder shall continue to perform its obligations under the Contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

### **4. Termination for Insolvency**

The Bank may, at any time, terminate the Contract by giving written notice to the Bidder if the Bidder becomes Bankrupt or otherwise insolvent.

## **5. Termination for Convenience**

The Bank, by written notice sent to the firm, may terminate the Contract, in whole or in part, at any time for its convenience. The notice of termination shall specify that termination is for the Bank's convenience, the extent to which performance of the Bidder under the Contract is terminated, and the date upon which such termination becomes effective.

## **6. Earnest Money Deposit (EMD)**

The Bidder shall furnish, as part of its Bid, an EMD of Rs. 50,000/- The EMD shall be denominated in Indian Rupees and shall be in the form of a Banker's Cheque / Demand Draft, issued by a Scheduled Commercial Bank in India, drawn in favor of "Bank of India" payable at Mumbai and valid for a period of three month. Any Bid not secured, as above, will be rejected by the Bank, as non-responsive. Unsuccessful Bidders' EMD will be discharged or returned as promptly as possible as but not later than Sixty (60) days from the date of opening of Technical Bid. The successful Bidder's EMD will be converted as non-interest bearing Performance Security Deposit and shall be kept with the Bank till completion of the AMC contract.

## **7. Time of completion & penalty clause**

The work for non comprehensive AMC of IBMS & Surveillance System at Star House-II Building shall be valid for three (3) years from the date of issue of work order. However, If the agency fails to comply/perform the AMC work during the contract, the agency shall be liable to pay Rs. 10,000/- for such deficiency in services. Repeated instances of deficiency in service may result in forfeiture of Security Deposit and termination of contract by giving 15 days prior notice.

## **8. Injury to persons, property & Bank's Indemnity**

The Agency shall be liable for and shall indemnify the Bank against any expense, liability, loss claim or proceedings in respect of any injury or damage whatsoever to any property real or personal in so far as such injury or damage arisen out of or in the course of or by reason of the carrying out of the works and provided always that the same is due to any negligence omission or default of the agency his servants or agents or of any sub-contractor his servants or agents.

## **9. Accidents**

The Agency shall within 24 hours of the occurrence of any accident at or about the site or in connection with the execution of the work, report such accident to the Bank's representative. The agency shall also report such accident to the Competent Authority whenever such report is required by law.

The Agency shall comply with the provision of all labour legislation including the requirements of:-



- a) The payment of Wages Act
- b) Owner's Liability Act
- c) Workmen's Compensation Act
- d) Contractor Labour (Regulation & Abolition) Act 1970 and Central Rules 1971
- e) Apprentices Act 1961
- f) Any other Act or enactment relating thereto and rules framed thereunder from time to time.

## **10. Labour Laws**

The Agency shall observe and strictly adhere to all prevailing labour laws inclusive of Contract Labour (Abolition and Regulation) Act of 1970 and other safety regulations including amendments made, if any afterwards.

## **11. Statutory authority obligations, notices, fees charges**

- a. The Agency shall comply with and give all notices required by any act, any instrument, rule or order made under any Act, or any regulation or bye law of any local authority or of any regulation of any agency which has any jurisdiction with regard to the works or with whose systems the same are or will get connected (all requirements to be so complied with being referred to in these conditions as the statutory requirements).
- b. If the agency shall find any divergence between the statutory requirements and all or any of the contract documents or any variation in the instruction issued in accordance with these conditions, shall immediately give to the Bank's Representative a written notice specifying the divergence.
- c. If the agency gives notice under paragraph (ii) of this sub-clause or if Bank shall otherwise discover or receive notice of a divergence between the statutory requirements and all or any of the contract documents or any variation, instructions issued in accordance with these conditions the Bank shall within 7 days, of discovery or on receipt of a notice, issue instructions in relation to the divergence. If and in so far as the instructions require the works to be varied, they shall be deemed to be Bank instructions issued in accordance with these conditions.
- d. The agency awarded with the work, will have to sign an agreement with bank, on a format provided by Bank for the work of non comprehensive AMC of IBMS & Surveillance System.

**13. Bank reserves the right to the following:-**

- a. Reject any or all proposals received in response to the tender notice without giving any reason whatsoever
- b. Reject the proposals received in response to the invitation of sealed quotations containing any deviation from the payment terms stipulated in this document.
- c. Waive or Change any formalities, irregularities, or inconsistencies in proposal format / delivery process
- d. Extend the time for submission of proposal.
- e. Modify the document, by an amendment that would be displayed on Bank's Website
- f. To independently ascertain information from the Banks and other institutions to which Consultant/consultant firm has already extended services for similar assignment.
- g. Apply whatever evaluation criteria deemed appropriate for evaluation of Technical Bids.
- h. To terminate the services if the assignment is not proceeding in accordance with the terms of contract or undue delay is taking place in execution of the assignment.

## **D. Scope of Work**

The work consists of the monthly maintenance work of IBMS and Surveillance System of Star House – II, Head Office building. All equipment, tools, manpower etc. required for the maintenance will be provided by the vendor.

- a. The contractor shall strictly comply with all terms and conditions of the tender document.
- b. The Engineer/Technician of contractor/vendor shall visit monthly and perform service/maintenance work of IBMS and Surveillance System as per prescribed detail.
- c. The maximum response time for a maintenance/Breakdown complaint shall not exceed 04 (four) hours on working days and 06 (Six) hours on non-working days. The contractor must be ready to provide round the clock emergency services at a short notice.
- d. The Contractor/Vendor shall be responsible for any injury to their workmen / other persons or damage to Bank"s / other"s property in Bank"s premises which may arise during maintenance/servicing of IBMS and Surveillance System of Star House Building.
- e. The contractor/vendor shall submit monthly maintenance/service report with all details to Security Department.
- f. Payment of Annual Maintenance Contract shall be made by the Bank on quarterly basis against service certificate and invoice.
- g. The software/license/Up gradation etc. of IBMS and Surveillance System shall be carried out from time to time by vendor without any additional charge.
- h. The bidder will have to sign an agreement of Non-Disclosure as per the draft given in Annexure III.
- i. All necessary repairing work, if any, should be carried out at authorized service center of the product and warranty certificate to be got issued in the name of Bank of India.
- j. The contractor/vendor shall maintain the data sheet of the equipment of IBMS and Surveillance System.
- k. The rates quoted for carrying out Annual Maintenance Contract must be inclusive of all the charges i.e. Transportation, Technicians, Fee, TA / DA and any other expenses but exclusive of the GST. GST will be paid on the quoted rate at applicable rates.
- l. Rates quoted shall be binding for three years from the date of awarding of the contract and no increase whatsoever will be considered.

## DRAFT OF AGREEMENT

THIS AGREEMENT made this \_\_\_ day of \_\_\_ Two Thousand Twenty One between the Bank of India, a body corporate Constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act 1970 and having its office at <Address> (hereinafter referred to as "the Owner or The Bank" which expression shall include its successor or successors and assigns) of the ONE PART through the authorized officer Shri. \_\_\_\_\_ (Designation)

AND

**M/s. \_\_\_\_\_, having its registered office at \_\_\_\_\_, (hereinafter referred to as the "CONTRACTOR") of the OTHER PART. WHEREAS the Owner is desirous of taking up \_\_\_\_\_ (hereinafter called the "AMC").**

AND WHEREAS the Bank has issued work order for non-comprehensive AMC of IBMS and Surveillance System for Star House-II, Head Office, Bank of India BKC, Mumbai

AND WHEREAS the tender of the Contractor for the above AMC work for said surveillance and IBMS systems installed in the building under jurisdiction of Head Office Bank of India has been approved by the Bank.

WHEREAS THE Contractor has deposited/Bank Guarantee with the Bank Rs. 50,000/- as Security Deposit for the due performance of the Agreement.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1) In consideration of the payments to be made to the contractor as hereinafter provided the contractor shall upon and subject to the said conditions execute and complete the works shown upon the said terms and conditions with all due care and attention as mentioned in the tender document.

2) The Bank will pay to the contractor the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Lakhs \_\_\_\_\_ Thousand \_\_\_\_\_ Hundred \_\_\_\_\_ and \_\_\_\_\_ only) (hereinafter called the contract amount and in the manner specified in the said conditions. However, the actual sum will be worked out and paid on the actual value of work done, irrespective of the contract sum.

3) The scheme of the AMC, agreement and documents above mentioned shall form the basis of this contract and all disputes to be decided in the manner prescribed in the conditions attached hereto.

4) The contractor shall be responsible for all injuries to the work or workmen, to persons, animals or things and for all damages to the structural and/or decorative part of property, which may arise due the project execution. The bank will not responsible or will not entrainment any such type of claims or reimbursement, if any such case arise during the project.

5) The Bank reserves a right to invoke penalty of Rs. 50,000/- of the work order value against unsatisfactory performance and may terminate the contract during the AMC period by giving 15 (fifteen) days prior notice to the Contractor.

6) The terms and conditions mentioned in the tender document covering among others scope of work and penalty shall be read and be treated as forming part of this agreement and the parties hereto will respectively be bound to abide by and submit themselves to the conditions and stipulations and perform the same on their parts to be respectively observed and preferred.

7) The agreement of Non-disclosure signed between the Bank and the Contractor shall form part of this agreement;

8) Any dispute arising under this Agreement shall be referred for arbitration to a sole arbitrator appointed with the consent of the Bank and the Contractor as indicated in the Article of General Conditions. The award of the arbitration shall be final and binding on both the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first hereinabove written.

WITNESS

EXECUTANTS

1)

2)

3)

4)

1) OWNER

2) CONTRACTOR

*(In case of the company, the common seal be affixed pursuant to resolution of Board of Directors in accordance with Articles of Association of the Company the directors etc., as the case may be affixing common seal may initial in token thereof and also by putting their names.)*



11	Income tax no:-  Permanent A/c no; (enclose documentary evidence)	
11	Details of staff member who will do the maintenance activity of the project ( may attach separate sheet)	

Sr.	Name of the project/work and employer	Nature of work	Work order No. & date	Present stage of work	Value of contract (Rs.)

**(Signature of Bidder with seal of Firm)**

**Details of Equipment of IBMS and Surveillance System****A. CCTV System**

Sr.	Equipment	Nos.	Make
01	Main Server 1 TB GB Capacity	03	IBM
02	Redundancy Server 1 TB GB Capacity	01	IBM
03	Storage Server 48 TB	02	IBM
04	CCTV Work Stations	03	HP
05	POE Network Switches	08	HP
06	PTZ Cameras	6	AXIS
07	Dome IP Cameras	89	AXIS
08	Bullet IP Cameras	49	AXIS
09	Outdoor IR IP Cameras	5	AXIS

**B. Fire Alarm System-**

Sr.	Detail	Nos.	Make
01	Addressable Fire Alarm Panel	02 (1 Panel-04 Loop, 1 panel- 02 loop)	Cooper
02	Addressable Fire Repeater Panel	13	Cooper
03	Addressable Photo thermal multi sensor	420	Cooper
04	Addressable Manual Call Point	37	Cooper
05	Addressable Electronic Hooter	37	Cooper
06	Addressable Heat Detector	108	Cooper

**C. PA System-**

Sr.	Details	Nos.	Make
01	Master Amplifier 6 Zone	01	Bosch
02	Router 6 Zone	01	Bosch
03	Amplifier	11	Bosch
04	Ceiling speaker	192	Bosch
05	CD Player	01	Sony

**D. Access Control System-**

Sr.	Details	Nos.	Make
01	Access Card Reader	42	HID
02	Biometric Card Reader	11	HID
03	DDS controller	14	DDS



04	Magnetic Lock	53	Bell
05	Exit Switch	53	Local

#### **E. BMS System-**

Sr.	Equipment	Nos.	Make
01	BMS server rack (Honeywell Niagra Platform)	01	HP
02	Main web 600 controller	02	Honeywell
03	Client PC	01	HCL
<b>Detail of Unit which integrated with BMS by AI, DI, AO and DO command through controller</b>			
04	Chiller Plant	04	--
05	AHU	22	--
06	Basement Ventilation Fan	29	--
08	split unit	11	--
09	Lighting control	11	--
10	DG Set (Modbus device)	01	--
11	Fire Fighting System	01	--
12	Pumps	06	--
14	Energy Meters	11	---
15	UPS (Modbus Device)	02	---
16	Fire Fighting System	01	---
<b>Details of field device related with IBMS</b>			
15	Field Controller PUB 64385 PUB 4024	40	Honeywell
16	Duct Temp. Sensor	22	Honeywell
17	Fresh Air Temp. Sensor	22	Honeywell
18	Temp. + RH Sensor	22	Honeywell
19	Fresh Air Damper Actuator	22	Honeywell
20	DPS Sensor	44	Honeywell

### **Work Schedule (BMS, CCTVs, Access Control, PA System and Fire Alarm System)-**

#### **BMS SYSTEM-**

- Visual checking of all BMS field device like DDC, Controller, Flow switch, Actuator Valves, Sensors, damper, meters etc.
- Visual checking of BMS graphics of all integrated equipment and their command to equipment.
- Checking of all AI, DO, DI and AO command of equipment.
- Checking of history chart of pop up messages and analysis their reason.
- Checking and functioning of all field devices like Dampers, Fans, Valves, sensors etc. in every quarter.

- f. BMS Back up once in a quarter
- g. Upgrade by latest software/antivirus/license etc. in BMS system, CCTVs, Access Control, PA system and Fire Alarm System annually.

#### **CCTVs SYSTEM-**

- a. Visual checking and cleaning of all CCTVs cameras.
- b. Checking of angles of CCTVs cameras and re-alignment of CCTVs cameras (if required)
- c. Checking of CCTVs recording and take backup recording (at least 25 days) in CD drive, which shall be handed over to us.
- d. Cleaning of server racks of BMS, CCTV, Access system etc.

#### **FIRE ALARM SYSTEM-**

- a. Visual Checking of all fire alarm panels and devices like detectors, MCP, Repeater Panel, Hooter, Control Module, Monitor Module etc.
- b. Loop testing of fire alarm panel.
- c. Remove all faults like pre alarm calls, battery faults, fire faults etc.(if any)
- d. Checking of history chart of fire panels and analysis of history chart
- e. Cleaning of fire detectors on half yearly basis.
- f. Checking of two way firefighting telephone jack system
- g. Checking of Emergency Public address system
- h. All maintenance work of Fire Alarm System shall comply 2189:1999

#### **ACCESS CONTROL SYSTEM-**

- a. Visual checking and maintenance of access control system
- b. Update the details of access card and card reader
- c. Checking of magnetic lock and exit switch
- d. Checking of biometric access system

#### **PUBLIC ADDRESS SYSTEM-**

- a. Visual checking of all amplifiers, speakers, router etc.
- b. Checking of sound quality of speakers and announcement quality
- c. Checking of functioning of CD player



**Tender Document  
For**

**Financial Bid of Non- Comprehensive AMC of IBMS and Surveillance  
System of Star House-II building BKC Mumbai**

**FINANCIAL BID**

**Annexure-III**

**Tender Issued to-**

Sr	Building	Job	Year	Amount
01	Star House-II Building BKC Mumbai	Non-comprehensive AMC of IBMS & Surveillance System of Star House-II Building including labour cost, Transportation, handling of maintenance equipment charges etc.	1 <sup>st</sup> Year	
			2 <sup>nd</sup> Year	
			3 <sup>rd</sup> Year	
			SUB TOTAL(A)	
			GST @ 18% (B)	
			GRAND TOTAL (A + B)	

**(Signature of Bidder with Seal of the firm)  
Name of Bidder/Company/Firm  
Address of Bidder/Company/Firm**