02.09.2014

Estimation & BOQ Preparation

1. Initial quantity estimation shall come from the respective external consultant for the following packages:
    - Civil – Structural Engineer
    - MEP – MEP Engineer
    - Façade – Façade Consultant (if appointed, else in house)
2. For following packages, Initial quantity estimation may/may not come from the concerned external consultant and if the same is not available/consultant is not competent, PCA has to do the quantity estimation inhouse:
    - Landscape – Landscape Architect
    - Finishing – Architect/Interior Designer
    - Infra – Infrastructure / MEP Engineer
3. BOQ (which goes into the tender document) has to be prepared by PCA based on the aforesaid info – BOQs shall not come in ready form from any external consultant.
4. BOQs are to be prepared at the same level at L3 level viz. contract. Each contract can comprise of:
    - L4 items (payment items) –these can be of three types 'Supply & Install' (viz. FML), 'Partly Supply & Install' (PMFL) or 'Only Install' viz. (FLO).
    - In case of 'supply and install' or 'Partly Supply & Install', the BOQ will also contain certain materials which are in contractor's scope and are payable and hence, and are separately quantified.
    - LSM (viz. material which Lodha has to supply for the contract)
    - All L4 items and materials (LMS or contractor's scope) are to be taken only from the standard master. Any additional item has to be first entered into the master by the Administrator and only then can it be used for any given BOQ.
    - The BOQ will only comprise of items which are either LSM (viz. Lodha has to provide free to the contractor for the given scope of work) or items for which the contractors shall be paid (can be L4 services or materials). No item which is not payable and not LSM should be part of the BOQ.
5. The quantity estimate of the items is based on following principles:

Item	Principle
Service	Estimated quantity of work that is required to be done (measureable) with no allowance for wastage
LSM	Estimated quantity of material that Lodha is required to supply for the said Contract, along with permissible wastage (as per 'Allowable Wastages' policy). This does NOT include the quantity required to be handed over to HFM which needs to be put in as a separate LSM as per the '*Construction Materials required to be ordered excess and handed over to FM at time of project handover*' policy
Contractor scope	Estimated quantity of material that is finally installed in the job, with no

material which is payable separately	allowance for wastage (Wastage/loss has to be part of the unit rate quoted by the contractor)

It is pertinent to understand the Procurement strategy (FML, PMFL, FLO) for each L3 contract prior to the BOQ preparation.

6. PCA is required to adhere to following timelines:
    - BOQ uploaded into system within 30 days of the receipt of the FDD details for that package (part packages shall be accepted till 31.3.2014). Any value engineering / changes between PCA and Design are to be done within this 30 day timelines.
    - Any amendment request to be finalized (accept, accept only partially, reject) are to be uploaded into system within 15 days (average) of the receipt of such request
    - It is necessary to monitor these closely and ensure that undue delay is not caused due to PCA. At least 90% packages and 95% amendments are to meet the aforesaid timelines and additional 15 days is permissible for balance packages and 7 days for balance amendments.