

Agenda & Notes

2007-08: 2nd Meeting
of the
**Building & Works
Committee**

Venue of the Meeting

Shastri Bhawan, MHRD

Date and Time of the Meeting

July 06, 2007 at 12:00 Hrs



PDPM
Indian Institute of Information Technology, Design
and Manufacturing Jabalpur



**AGENDA FOR MEETING OF BUILDING & WORKS
COMMITTEE TO BE HELD ON JULY 06th 2007**

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AGENDA ITEM B & WC/ 2007. 2. 1

Opening remarks of the Chairman, B & WC



AGENDA ITEM B&WC/ 2007.2.2

Confirmation of the minutes of 2007-08/ Ist meeting of the Building & Works Committee held on May 10, 2007 at Shastri Bhawan, IIITDM Jabalpur

Minutes of the first meeting of the Building & Works Committee held on May 10, 2007 were circulated to all the members & no comments were received. The minutes are placed for confirmation at Page 3 to 5.

MINUTES
2007/1st MEETING OF THE
BUILDING AND WORKS COMMITTEE
HELD ON May 10, 2007 AT SHASTRI BHAWAN,
MINISTRY OF HRD, NEW DELHI

Present:

- | | | |
|----|---|--------------------|
| 1. | Prof. Sanjeev Bhargav
Director
PDPMIITDM Jabalpur | Chairman |
| 2. | Mrs. Seema Raj
Director (Technical)
Ministry of HRD. | Member |
| 3. | Prof. Aparajita Ojha
Professor
PDPM IIIT DM Jabalpur | Member |
| 4. | Shri B.K.Nema
Superintending Engineer
Public Works Department
Jabalpur | Member |
| 5. | Shri S. C. Prusty
Officiating Registrar
PDPM IIIT DM Jabalpur | Secretary |
| 6. | Shri. Rajeev Garg
E.E, IIT Kanpur | Special
Invitee |
| 7. | Shri. Sanjay Kanvinde
Architect | Special
Invitee |
| 8. | Shri T. S. Anand
A. E, PDPM IIIT DM | Special
Invitee |

Leave of Absence:

- | | | |
|----|--------------------|--------|
| 1. | Mr. Dilip Mehra | Member |
| 2. | Mr. P. S. Manglani | Member |

B&WC/ 2007. 1. 1	Opening remarks by the Chairman, B&WC.
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The Chairman welcomed all members of B & WC and informed them of the works taken up by Institute. He further explained to the Committee PERT chart of Phase I works illustrating schedule of Phase I works.

The Chairman informed the Committee of acceptance and award of tender for Construction of Core Lab Complex (SH:Civil) to the lowest tenderer M/s Gupta Enterprise, New Delhi for Rs. 5,42,99,678/- (Rs. Five crore fortytwo lacs nintynine thousand six hundred seventyeight only), an amount arrived after negotiation. The Chairman requested the Committee to ratify the decision taken, on its behalf

Members expressed their satisfaction on various developments regarding Campus development.

B&WC/ 2007. 1. 2	Confirmation of the minutes of 2006/ 2nd meeting of the Building & Works Committee held on February 09, 2007 at the Conference Hall, IIITDM, Jabalpur
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Minutes of 2006/2nd meeting of B&WC were confirmed. Copy of minutes are placed at pages 1 to 3 of the Agenda.

B&WC/ 2007. 1. 3	To consider preliminary estimate for Construction of Lecture Hall & Classroom Complex Phase I. (SH : Civil , Electrical & Low Side of Air Conditioning Works)
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The concept drawings, design, specification and preliminary estimates were presented to the Committee. The Committee was requested to note that the previous approval of Lecture Hall & Classroom Complex approved by BOG in its 2006/2st meeting held on 04 August, 2006 shall stand cancelled. In the modified concept increase in capacity, additional classroom and other additional support facility were discussed at length.

Committee accepted the concept drawings, design, specification and Preliminary Estimates of Construction of Lecture Hall & Classroom Complex Phase I.

The B & WC accepted the Preliminary Estimates amounting to Rs. 631 Lacs and requested the Finance Committee to recommend the same to the Board of Governors for the administrative approval and the financial sanction for the above work.

B&WC/ 2007. 1. 4	Any other item with the permission of chair.
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The meeting ended with a vote of thanks to the Chair.

Sd/-
S. C. Prusty
Officiating Registrar

Sd/-
Chairman
Building and Works Committee



AGENDA ITEM B&WC/ 2007.2.3

To consider tenders received for the following works :

- 1. Construction of Hall of Residence II (SH: Civil);**
- 2. Construction of Lecture Hall & Classroom Complex Phase I (SH: Civil);**
- 3. Construction of Hall of Residence I (SH: Electrical); and**
- 4. Construction of (a) Core Lab Complex (SH: Electrical)
(b) Service Block (SH: Electrical)**

1 Construction of Hall of Residence II (SH: Civil):

Tenders for above work were invited from prequalified contractors and were received and opened on 27.06.07. The detailed memo forwarding tenders is placed at Annexure page AP – 1 to AP – 7. The lowest tender received is of M/s. Raitani Construction Company, Kolkata. They have been invited for negotiation. The outcome of the negotiation and final recommendation shall be placed on table in the meeting.

2 Construction of Lecture Hall & Classroom Complex Phase I (SH: Civil)

Tenders for above work were invited from prequalified contractors and were received and opened on 27.06.07. The detailed memo forwarding tenders is placed at Annexure page AP – 8 to AP – 14. The lowest tender received is of M/s. Gupta Enterprise, New Delhi. They have been invited for negotiation. The outcome of the negotiation and final recommendation shall be placed on table in the meeting.

3 Construction of Hall of Residence I (SH: Electrical)

Tenders for above work were invited from prequalified contractors and were received and opened on 27.06.07. The detailed memo forwarding tenders is placed at Annexure page AP15 – to AP – 19. The lowest tender received is of M/s. Bhardwaj Brothers, New Delhi. They have been invited for negotiation. The outcome of the negotiation and final recommendation shall be placed on table in the meeting.

**4 Construction of (a) Core Lab Complex (SH: Electrical)
(b) Service Block (SH: Electrical)**

Tenders for above work were invited from pre-qualified contractors and were received and opened on 27.06.07. The detailed memo forwarding tenders is placed at Annexure page AP – 20 to AP – 23. The lowest tender received is of M/s. Bhardwaj Brothers, New Delhi. They have been invited for negotiation. The outcome of the negotiation and final recommendation shall be placed on table in the meeting.



AGENDA ITEM B & WC/ 2007. 1. 4

Any other items with the permission of the chair

**ANNEXURE
PAGE**

MEMO FORWARDING TENDERS TO BUILDING & WORKS COMMITTEE

(Reference Para 20.4.2 of C.P.W.D Manual Volume II)

1. Name of Work:

Construction of Hall of Residence II (SH: Civil Work)

2 Reference to Administrative Approval and Expenditure Sanction:

Administrative approval & Expenditure sanction for Rs.11,81,01,526/- (Rs. Eleven crore eighty one lacs one thousand five hundred twenty six only) recommended by the B & WC vide their meeting held on 14-07-2006 and accorded by BOG. The approval is inclusive of Civil works, Electrical works, Architect fees, PMC Charges and lump sum contingencies. The corresponding provision for the Civil Work is Rs. 9,54,08,152/- (Rs. Nine crore fifty four lacs eight thousand one hundred fifty two only) without contingencies.

3 Reference to Technical sanction

Technical sanction (revised) of the detailed estimate for civil work amounting to Rs.8, 19, 58,776=00 (Rs. Eight crore nineteen lacs fifty-eight thousand seven hundred seventy six only) without contingencies has been accorded by Director as per following details.

Estimated Cost based on DSR 2002 items	:Rs. 5,55,12,265=00
Add Cost enhancement @ 23.49% on DSR 2002	:Rs. 1,30,51,441=00
Total	: Rs. 6,68,56,705=00
Cost based on market rate items	: Rs.1,33,95,071= 00
Grand Total	:Rs. 8,19,58,776=00

4 Scope of work for which tenders have been invited:

(Clearly indicating the items omitted from the sanctioned estimate)

The scope of work includes the following:

- i) Civil Work
- ii) Sanitary & Water supply
- iii) Fire Fighting Work

No items omitted from sanctioned estimate.

The total plinth area of building is approximately 11075 sqm

5 Details of Pre-qualification

5.1 An advertisement for pre-qualification was published in the following newspapers:

Sl. No	News Paper	Edition	Date of publication
1	The Times of India	All India Edition	24 May 2007

- 5.2 The Notice Inviting Tender (Pre-qualification) was displayed on website www.iiitdm.in
- 5.3 In response to said advertisement 6 agencies submitted their profile for pre-qualification in the format mentioned in pre-qualification document.
- 5.4 A Committee comprising of the following members was constituted by the Director vide letter no: PDPMIITDMJDIR/2007 dated 05/06/07 for scrutiny of pre-qualification of agencies.

1	Dr. S. Bhargava	(PDPM IIIT DM Jabalpur)	Chairman
2	Mr. S. Kanvinde	(Architect)	Member
3	Dr. M. K. Harbola	(IIT Kanpur)	Member
4	Mr. S. C. Prusty	(PDPM IIIT DM Jabalpur)	Member
5	Mr. T. S. Anand	(PDPM IIIT DM Jabalpur)	Member Secretary

5.5 The Committee meet and discussed the profile of agencies. On the basis of evaluation criteria for per-qualification, the following agencies were short listed for issue of tender document

- i) M/s. Raitani Construction Co., Kolkata
- ii) M/s. Smart Construction, Lucknow
- iii) M/s. N.M. Roof Designers, Jaipur

6 Reference to approval of NIT

- i) Authority : Director
- ii) Date : 22.05.07

7 Details of present call

- i) Date of issue of tender : 19.06.07 to 20.06.07 (up to 17:00 Hours)
- ii) No of tenders sold : Three (3) nos
- iii) Date of Receipt of tender : 27-06-07 up to 11:30 hours
- iv) No of tenders received : Three (3) nos
- v) Name of lowest tenderer : M/s. Raitani Construction, Kolkata

- vi) Amount of lowest tender : Rs.13,35,44,043/- (Rs. Thirteen crore thirty five lacs forty four thousand forty three only)
- vii) Members of Committee who opened the tender
Prof. A. Ojha ,
Mr. S. C. Prusty, Officiating Registrar
Mr. T. S. Anand, A. E
- viii) Contractors and their representatives present at the time of opening of tenders
Mr. S. C. Jain : (M/s) N. M. Roof Designers Ltd.
Mr. Vijay Raitani : (M/s) Raitani Construction Co.
Mr. S Kumar : (M/s) Smart Construction
- ix) Names and designation of any other person present : Nil
- x) Have all the contractors, if not exempted, deposited earnest money in proper form : Yes

8. (i) Comparative position of tenderers who tendered for the job :

- A Estimated Cost on DSR 2002 + Market Rates : Rs. 6,89,05,336=00
- b Estimated Cost on DSR 2002 with enhancement + Market Rates :
: Rs. 8,19,58,776=00

Sl. No.	Tender No.	Name of Tenderer	Tendered Amount with rebate, if any (in Rs.)	% above/ below administrative approval and expenditure sanction
1	1/3	M/s. Raitani Construction company	13,35,44,043=00	39.97 % above
2	2/3	M/s Smart Construction	13,69,24,806=00	43.51% above
3	3/3	M/s. N.M. Roof Designers Ltd, Jaipur	14,55,27,678=00	52.53% above

(ii) Condition in the tender : Nil

9 Period of validity of tender : 60 (sixty) days

10 Justification of tender based on market rate analysis:

Estimated Cost			Total Estimated Cost analyzed	Justified amount analyzed		Total justified amount	% analyzed	Overall % above/ below Estimated cost +Cost Index
DSR 02+ cost Index	Market rate	Total EC		DSR 2002	MR			
i	ii	iii=(i+ii)	iv	v	vi	vii=(iv+v)	viii	ix

i) Justification of tender based on market rate justification

Justification note submitted by Architect is placed at Anneure Page AP- to AP-

ii) Position of Lowest Tender

Tendered Amount : Rs. 13,35,44,043=00

Cost analyzed on Market rate : Rs. 10,39,27,525=00

% above / below on analyzed market cost : 3.12(three decimal one two) % above

% above /below on the Estimated Cost of DSR 2002 items :80.5 (eighty decimal five)% above

% above /below on the Estimated Cost of Market rate item : 24.00.(twenty four) % above

11 Remarks of the Assistant Engineer :

- | | |
|--|----------------------------|
| i) Availability of site | Site is available |
| ii) Availability of stipulated materials | No material is stipulated |
| iii) Is this first call of tender? | Yes |
| iv) If not, mention the call of tender | Yes call |
| v) Approval of drawing | Approved plan is available |

- | | | |
|-------|--|---------------|
| vi) | Approval of Building plans and clearance from local body | Under Process |
| vii) | Comments on the capability of three lowest tenderer including their financial resource : All tenders are technically financially capable | |
| viii) | Availability of funds | Available. |

12 Recommendation of the Assistant Engineer:

The lowest tenderer M/s. Raitani Construction Company, Kolkata is registered CPWD Class-I contractor. He is technically and financially sound to execute the work. The lowest tender of M/s. Raitani Construction Company, Kolkata amounting to Rs.13,35,44, 043/- (Rs. Thirteen crore thirty five lacs forty four thousand forty three only), which is (sixty point percent) above approved administrative and financial sanction. The lowest tender is on higher side. They may be invited for negotiation for reduction in their quoted rates up to the extent possible.

(T. S. Anand)
PDPM IIITDM

July 03, 2007

Annexure Page no 6

NOTE

HALL OF RESIDENCE 2:

Tenders were received from the following agencies:

4. M/s Raitani Constructions
5. M/s Smart Constructions Pvt. Ltd.
6. M/s N. M. Roof Designers.

The tenders were scrutinized in this office and the final position is as follows:

S. No	Agency	D S R Amount	Market Rate Amount	TOTAL Amount.
1	Raitani Constructions	115295420	18248623	133544043
2	Smart Constructions Pvt. Ltd.	117369176	19555630	136924806
3	N. M. Roof Designers.	124922612	20605066	145527678

M/s Raitani Constructions works out lowest at Rs. 133544043. The agency is about 60% above estimated cost. The tenderer is 67 percent above the DSR rate with 23.29% index correction for Jabalpur. The agency is 24% more on estimated Market Rate items.

OBSERVATIONS ON THE TENDERS

Annexure Page no 7

7. This is a fixed price contract. The rates of cement and all metals are volatile presently. It seems that the tenderers have incorporated risks due to increase in the prices of the above materials. The same can be observed from the unit rates quoted for reinforcement steel item.
8. It may be noted that water and electricity shall not be available at site. There is usually no provision for Electricity rates in the DSR items. Also, due to rocky strata, additional expenditure shall have to be incurred for sinking wells and for the provision of water.
9. The conditions of contract state that the work shall have to be completed in a period of 10 months. Therefore, additional mobilization of shuttering, equipment and manpower resources is required to simultaneously take up the work on all the work fronts. It seems this aspect has been factored by the tenderers, while quoting the rates.
10. The area of the site is rocky and undulating. The labour productivity on such sites is usually lower than on plain sites.
11. The site is also located on the outskirts. The transportation of labour and material costs shall thus be higher, than a project located within the city. Also, many of the materials and specialized labour shall have to procure from neighbouring cities, which shall have an impact on the rates.
12. The contractors are from other regions of the country. The establishment of plant, machinery and managerial resources shall entail higher costs than a local contractor or agency.

RECOMMENDATION:

1. It is therefore recommended that negotiations be held with the lowest tenderer viz. M/s Raitani Constructions for the Hall of Residence in order to reduce the rates.

MEMO FORWARDING TENDERS TO BUILDING & WORKS COMMITTEE

(Reference Para 20.4.2 of C.P.W.D Manual Volume II)

1. Name of Work:

Construction of Lecture Hall and Classroom Complex Phase I (SH: Civil Work)

2 Reference to Administrative Approval and Expenditure Sanction:

Administrative approval & Expenditure sanction for Rs.6,31,12,944/- (Rs. Six crore thirty one lacs twelve thousand nine hundred forty four only) recommended by the B & WC vide their meeting held on 10-05-2007 and accorded by BOG. The approval is inclusive of Civil works, Electrical works, Architect fees, PMC Charges and lump sum contingencies. The corresponding provision for the Civil Work is Rs. 4,71,59,093/- (Rs. Four crore seventy one lacs fifty nine thousand ninty three only) without contingencies.

3 Reference to Technical sanction

Technical sanction (revised) of the detailed estimate for civil work amounting to Rs.8, 19, 58,776=00 (Rs. Eight crore nineteen lacs fifty-eight thousand seven hundred seventy -six only) without contingencies has been accorded by Director as per following details.

Estimated Cost based on DSR 2002 items	:Rs. 2,25,09,695=00
Add Cost enhancement @ 23.29% on DSR 2002	:Rs. 52,87,527=00
Total	:Rs.2,77,97,222=00
Cost based on market rate items	:Rs.1,54,74,889=00
Grand Total	:Rs. 4,32,72,111=00

4 Scope of work for which tenders have been invited:

(Clearly indicating the items omitted from the sanctioned estimate)

The scope of work include the following:

- i) Civil Work
- ii) Sanitary & Water supply
- iii) Fire Fighting Work

No items omitted from sanctioned estimate.

The total plinth area of building is approximately 3710 sqm

5 Details of Pre-qualification

5.1 An advertisement for pre-qualification was published in the following newspapers:

Sl. No	News Paper	Edition	Date of publication
1	The Times of India	All India Edition	24 05.06

- 5.2 The Notice Inviting Tender (Pre-qualification) was displayed on website www.iiitdm.in
- 5.3 In response to said advertisement 6 agencies submitted their profile for pre-qualification in the format mentioned in pre-qualification document.
- 5.4 A Committee comprising of the following members was constituted by the Director vide letter no: PDPMIITDMJ/DIR/2007 dated 05/06/07 for scrutiny of pre-qualification of agencies.

1	Dr. S. Bhargava	(PDPM IIIT DM Jabalpur)	Chairman
2	Mr. S. Kanvinde	(Architect)	Member
3	Dr. M. K. Harbola	(IIT Kanpur)	Member
4	Mr. S. C. Prusty	(PDPM IIIT DM Jabalpur)	Member
5	Mr. T. S. Anand	(PDPM IIIT DM Jabalpur)	Member Secretary

5.5 The Committee meet and discussed the profile of agencies. On the basis of evaluation criteria for per-qualification, the following agencies were short listed for issue of tender document

- i) M/s. Gupta Enterprises, New Delhi
- ii) M/s. RSB Projects, New Delhi
- iii) M/s. N.M. Roof Designers, Jaipur

6 Reference to approval of NIT

- i) Authority : Director
- ii) Date : 22.05.06

7 Details of present call

- i) Date of issue of tender : 19.06.07 to 20.06.07 (up to 1700 Hours)
- ii) No of tenders sold : Three (3) nos
- iii) Date of Receipt of tender : 27-06-07 up to 1130 hours
- iv) No of tenders received : Three (3) nos
- v) Name of lowest tenderer : M/s. Gupta Enterprises, New Delhi

- vi) Amount of lowest tender : Rs.6,32,89,103/- (Rs. Six crore thirty two . lacs eighty nine thousand one hundred three only)
- vii) Members of Committee who opened the tender
 Prof. A. Ojha ,
 Mr. S. C. Prusty, Officiating Registrar
 Mr. T. S. Anand, A. E
- viii) Contractors and their representatives present at the time of opening of tenders
 Mr. S. C. Jain : (M/s) N. M. Roof Designers Ltd.
 Mr.S. K. Singla : (M/s) Gupta Enterprises.
 Mr. Rautesh Kumar : (M/s) RSB Projects
- ix) Names and designation of any other person present : Nil
- x) Have all the contractors, if not exempted, deposited earnest money in proper form : Yes

8. (i) Comparative position of tenderers who tendered for the job :

- A Estimated Cost on DSR 2002 + Market Rates :Rs. 3,79,84,584=00
- b Estimated Cost on DSR 2002 with enhancement + Market Rates :
 Rs. 4,32,72,111=00

Sl. No.	Tender No.	Name of Tenderer	Tendered Amount with rebate, if any (in Rs.)	% above/ below administrative approval and expenditure sanction
1	1/3	M/s RSB Projects	6,93,45,400=00	47.05% above
2	2/3	M/s. Gupta Enterprises	6,32,89,103=00	34.20% above
3	3/3	M/s. N.M. Roof Designers Ltd, Jaipur	6,80,05,803=00	44.21% above

(ii) Condition in the tender : Nil

9 Period of validity of tender : 60 (sixty) days

10 Justification of tender based on market rate analysis:

Estimated Cost			Total Estimated Cost analyzed	Justified amount analyzed		Total justified amount	% analyzed	Overall % above/ below Estimated cost +Cost Index
DSR 02+ cost Index	Market rate	Total EC		DSR 2002	MR			
i	ii	iii=(i+ii)	iv	v	vi	vii=(iv+v)	viii	ix

i) Justification of tender based on market rate justification

Justification note submitted by Architect is placed at Anneure Page AP – to AP-

ii) Position of Lowest Tender

Tendered Amount	: Rs. 6,32,89,103=00
Cost analyzed on Market rate	: Rs. =00
% above /below on analyzed market cost	: (three decimal one two) % above
% above /below on the Estimated Cost of DSR 2002 items	:80.(eighty) % above
% above /below on the Estimated Cost of Market rate items	:28.00(twenty eight)% above

11 Remarks of the Assistant Engineer :

- | | |
|--|----------------------------|
| i) Availability of site | Site is available |
| ii) Availability of stipulated materials | No material is stipulated |
| iii) Is this first call of tender? | Yes |
| iv) If not, mention the call of tender | Yes call |
| v) Approval of drawing | Approved plan is available |
| vi) Approval of Building plans and clearance from local body | Under Process |

vii) Comments on the capability of three lowest tenderer including their financial resource : All tenders are technically financially capable

viii) Availability of funds Available.

12 12 **Recommendation of the Assistant Engineer:**

The lowest tenderer M/s. Gupta Enterprises, New Delhi is registered CPWD Class-I contractor. He is working contractor of Institute. He is technically and financially sound to execute the work. The lowest tender of M/s. Gupta Enterprises, New Delhi amounting to Rs.6,32,89,103/- (Rs. Six crore thirty two lacs eighty nine thousand one hundred three only), which is (.....point percent) above approved administrative and financial sanction. The lowest tender is on higher side. They may be invited for negotiation for reduction in their quoted rates up to the extent possible.

(T. S. Anand)
PDPM IIITDM

July 03, 2007

NOTE

LECTURE HALL & CLASS ROOM COMPLEX:

Tenders were received from the following agencies:

1. M/s Gupta Enterprises.
2. M/s N. M. Roof Designers.
3. M/s R S B Projects Ltd.

The tenders were scrutinized in this office and the final position is as follows:

S. No	Agency	D S R Amount	Market Rate Amount	TOTAL Amount.
1	Gupta Enterprises.	43451265	19837838	63289103
2	N. M. Roof Designers	47191214	20814589	68005803
3	R S B Projects Ltd.	48041795	21303605	69345400

M/s Gupta Enterprises works out lowest at Rs. 63289103 after having given a rebate of 2.5% on all rates. The agency is about 46% above estimated cost. The tenderer is 57 percent above the DSR rate with 23.29% index correction for Jabalpur. The agency is 28% more on estimated Market Rate items.

OBSERVATIONS ON THE TENDERS

1. This is a fixed price contract. The rates of cement and all metals are volatile presently. It seems that the tenderers have incorporated risks due to increase in the prices of the above materials. The same can be observation from the unit rates quoted for reinforcement steel items.
2. It may be noted that water and electricity shall not be available at site. There is usually no provision for Electricity rates in the DSR items. Also, due to rocky strata, additional expenditure shall have to be incurred for sinking wells and for the provision of water.
3. The conditions of contract state that the shall have to be completed in a period of 10 months. Therefore, addition mobilization of shuttering, equipment and manpower resources is required to simultaneously take up the work on all the work fronts. It seems this aspect has been factored by the tenderers, while quoting the rates.
4. The area of the site is rocky and undulating. The labour productivity on such sites is usually lower than on plain sites.
5. The site is also located on the outskirts. The transportation of labour and materials costs shall thus be higher, than a project located within the city. Also, many of the materials and specialized labour shall have to procure from neighbouring cities, which shall have an impact on the rates.
6. The contractors are from other regions of the country. The establishment of plant, machinery and managerial resources shall entail higher costs than a local contractor or agency.

RECOMMENDATION:

It is therefore recommended that the negotiations be held with the lowest tenderers VIZ. M/s Gupta Enterprises for the work of Lecture Hall and Class Rooms in order to reduce the rates.

MEMO FORWARDING TENDERS TO BUILDING & WORKS COMMITTEE
(Reference Para 20.4.2 of C.P.W.D Manual Volume II)

1. Name of Work:

Construction of Mess & Dining Hall I (SH: Civil Work)

2 Reference to Administrative Approval and Expenditure Sanction:

Administrative approval & Expenditure sanction for Rs.1,87,23,762/-(Rs. One crore eighty seven lacs twenty three thousand seven hundred sixty two only) recommended by the B & WC vide their meeting held on 09-02-2007 and accorded by BOG. The approval is inclusive of Civil works, Electrical works, Architect fees, PMC Charges and lump sum contingencies. The corresponding provision for the Civil Work is Rs. 1,32,85,641/- (Rs. One crore thirty two lacs eighty five thousand six hundred forty one only) without contingencies.

3 Reference to Technical sanction

Technical sanction (revised) of the detailed estimate for civil work amounting to Rs.1,30,01,716=00 (Rs. One crore thirty lacs One thousand seven hundred Sixteen only) without contingencies has been accorded by Director as per following details.

Estimated Cost based on DSR 2002 items	:Rs. 72,01,327=00
Add Cost enhancement @ 23.29% on DSR 2002	:Rs. 16,91,592=00
Total	: Rs. 88,92,919=00
Cost based on market rate items	: Rs. 41,08,797=00
Grand Total	:Rs.1,30,01,716=00

4 Scope of work for which tenders have been invited:
(Clearly indicating the items omitted from the sanctioned estimate)

The scope of work include the following:

- i) Civil Work
- ii) Sanitary & Water supply
- iii) Fire Fighting Work

No items omitted from sanctioned estimate.

The total plinth area of building is approximately 1365 sqm

5 Details of Pre-qualification

5.1 An advertisement for pre-qualification was published in the following newspapers:

Sl. No	News Paper	Edition	Date of publication
1	The Times of India	All India Editions	24.05.07

- 5.2 The Notice Inviting Tender (Pre-qualification) was displayed on website www.iiitdm.in
- 5.3 In response to said advertisement 5 agencies submitted their profile for pre-qualification in the format mentioned in pre-qualification document.
- 5.4 A Committee comprising of the following members was constituted by the Director vide letter no: PDPMIITDMJDIR/2007 dated 05/06/07 for scrutiny of pre-qualification of agencies.

1	Dr. S. Bhargava	(PDPM IIIT DM Jabalpur)	Chairman
2	Mr. S. Kanvinde	(Architect)	Member
3	Dr. M. K. Harbola	(IIT Kanpur)	Member
4	Mr. S. C. Prusty	(PDPM IIIT DM Jabalpur)	Member
5	Mr. T. S. Anand	(PDPM IIIT DM Jabalpur)	Member Secretary

5.5 The Committee meet and discussed the profile of agencies. On the basis of evaluation criteria for per-qualification, the following agencies were short listed for issue of tender document

- i) M/s. Bombay Paints, Lucknow
- ii) M/s. Ajaya Construction, Jabalpur
- iii) M/s. Gupta Enterprises, New Delhi

6 Reference to approval of NIT

- i) Authority : Director
- ii) Date : 22.05.2007

7 Details of present call

- i) Date of issue of tender : 19.06.07 to 20.06.07 (up to 17:00 Hours)
- ii) No of tenders sold : Three (3) nos
- iii) Date of Receipt of tender : 27-06-07 up to 11:30 hours
- iv) No of tenders received : Three (3) nos

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Annexure Page no 17

- v) Name of lowest tenderer : M/s. Ajaya Construction, Jabalpur
- vi) Amount of lowest tender : Rs.1,86,86,594/- (Rs. One crore eighty six lacs eighty six thousand five hundred ninety four only)
- vii) Members of Committee who opened the tender
Prof. A. Ojha ,
Mr. S. C. Prusty, Officiating Registrar
Mr. T. S. Anand, A. E
- viii) Contractors and their representatives present at the time of opening of tenders
Mr. S. K. Singla : (M/s) Gupta Enterprises.
Mr. A. Shukla : (M/s) Ajaya Construction
Mr. A. Grover : (M/s) Bombay Paints
- ix) Names and designation of any other person present : Nil
- x) Have all the contractors, if not exempted, deposited earnest money in proper form : Yes

8. (i) Comparative position of tenderers who tendered for the job :

- A Estimated Cost on DSR 2002 + Market Rates :Rs. 1,13,10,124=00
- b Estimated Cost on DSR 2002 with enhancement + Market Rates :
:Rs. 1,30,01,716=00

Sl. No.	Tender No.	Name of Tenderer	Tendered Amount with rebate, if any (in Rs.)	% above/ below administrative approval and expenditure sanction
1	1/3	M/s. Gupta Enterprise	21456475=00	61.50 % above
2	2/3	M/s. Ajaya Construction	18686594=00	40.65 % above
3	3/3	(M/s) Bombay Paints	20986355=00	57.96 % above

(ii) Condition in the tender : Nil

9 Period of validity of tender : 60 (sixty) days

10 Justification of tender based on market rate analysis:

Estimated Cost			Total Estimated Cost analyzed	Justified amount analyzed		Total justified amount	% analyzed	Overall % above/ below Estimated cost +Cost Index
DSR 02+ cost Index	Market rate	Total EC		DSR 2002	MR			
i	ii	iii=(i+ii)	iv	v	vi	vii=(iv+v)	viii	ix

- i) Justification of tender based on market rate justification

Justification note submitted by Architect is placed at Anneure Page AP – to AP-

- ii) Position of Lowest Tender

Tendered Amount : Rs. 1,86,86,594=00
 Cost analyzed on Market rate : Rs. =00

% above /below on the Estimated Cost of DSR 2002 items :57.78(fifty-seven decimal seven eight)% above

% above /below on the Estimated Cost of Market rate items : 0.57(Zero decimal five seven)% below

11 Remarks of the Assistant Engineer :

- | | |
|--|----------------------------|
| i) Availability of site | Site is available |
| ii) Availability of stipulated materials | No material is stipulated |
| iii) Is this first call of tender? | Yes |
| iv) If not, mention the call of tender | Yes call |
| v) Approval of drawing | Approved plan is available |
| vi) Approval of Building plans and clearance from local body | Under Process |

- vii) Comments on the capability of three lowest tenderer including their financial resource : All tenders are technically financially capable
- viii) Availability of funds Available.

12 Recommendation of the Assistant Engineer\:

The lowest tenderer M/s. Ajaya Construction Jabalpur is registered CPWD Class-I contractor. He is technically and financially sound to execute the work. The lowest tender of M/s. Ajaya Construction Jabalpur amounting to Rs.1,86,86,594/- (Rs. One crore eighty six lacs eighty six thousand five hundred ninety four only), which is (forty decimal six five percent) above approved administrative and financial sanction. The lowest tender is on higher side. They may be invited for negotiation for reduction in their quoted rates up to the extent possible.

(T.S.Anand)
Assistant Engineer
PDPMIITDM Jbp.

July 03, 2007

NOTE

MESS AND DINING HALL 1:

Tenders were received from the following agencies:

1. M/s Ajaya Constructions.
2. M/s Gupta Enterprises.
3. M/s Bombay Paints.

The tenders were scrutinized in this office and the final position is as follows:

S. No	Agency	D S R Amount	Market Rate Amount	TOTAL Amount.
1	Ajaya Constructions.	12885712	5800882	18686594
2	Bombay Paints	15251633	5734723	20986355
3	Gupta Enterprises.	14667725	6788750	21456475

M/s Ajaya Constructions works out lowest at Rs. 18686594. The agency is about 44% above estimated cost. The tenderer is 45 percent above the DSR rate with 23.29% index correction for Jabalpur. The agency is 41% more on estimated Market Rate items.

OBSERVATIONS ON THE TENDERS

1. This is a fixed price contract. The rates of cement and all metals are volatile presently. It seems that the tenderers have incorporated risks due to increase in the prices of the above materials. The same can be observed from the unit rates quoted for reinforcement steel item.
2. It may be noted that water and electricity shall not be available at site. There is usually no provision for Electricity rates in the DSR items. Also, due to rocky strata, additional expenditure shall have to be incurred for sinking wells and for the provision of water.
3. The conditions of contract state that the work shall have to be completed in a period of 10 months. Therefore, additional mobilization of shuttering, equipment and manpower resources is required to simultaneously take up the work on all the work fronts. It seems this aspect has been factored by the tenderers, while quoting the rates.
4. The area of the site is rocky and undulating. The labour productivity on such sites is usually lower than on plain sites.
5. The site is also located on the outskirts. The transportation of labour and material costs shall thus be higher, than a project located within the city. Also, many of the materials and specialized labour shall have to procure from neighbouring cities, which shall have an impact on the rates.
6. The contractors are from other regions of the country. The establishment of plant, machinery and managerial resources shall entail higher costs than a local contractor or agency.

RECOMMENDATION:

It is therefore recommended that the negotiations be held with the lowest tenderers viz. M/s Ajaya Constructions for the work Mess and Dining Hall to reduce the rates.

MEMO FORWARDING TENDERS TO BUILDING & WORKS COMMITTEE
(Reference Para 20.4.2 of C.P.W.D Manual Volume II)

1. Name of Work:

Construction of Hall of Residence-I (SH: Electrical Work)

2 Reference to Administrative Approval and Expenditure Sanction:

Administrative approval & Expenditure sanction for Rs.11,81,01,526/-(Rs. Eleven crore eighty one lacs one thousand five hundred twenty six only) recommended by the B & WC vide their meeting held on 14-07-2006 and accorded by BOG. The approval is inclusive of Civil works, Electrical works, Architect fees, PMC Charges and lump sum contingencies. The corresponding provision for the Electrical Work is Rs. 1,53,91,281/- (Rs. one crore fifty three lacs ninty one thousand two hundred eighty one only) without contingencies

3 Reference to Technical sanction

Technical sanction (revised) of the detailed estimate for electrical work amounting to Rs. 11962611/- (Rs. One crore ninteen lacs sixty two thousand six hundred eleven only) without contingencies has been accorded by Director as per following details.

Estimated Cost based on SR items	:Rs. 729223=00
Premium over SR rates @85% :	Rs. 619840=00
Total	: Rs. 1349063=00
MR items	Rs. 1,06,13,548=00
Grand Total	:Rs. 1,19,62,611=00

4 Scope of work for which tenders have been invited:

(Clearly indicating the items omitted from the sanctioned estimate)

- i) Electrical Work

5 Details of Advertisement:

5.1 An advertisement for tender was published in the following newspapers:

	News Paper	Edition	Date of publication
1	Hindustan Times	All India Editions	02.04.07

- 5.2 The Notice Inviting Tender was displayed on website www.iiitdm.in
- 5.3 In response to said advertisement three agencies submitted their application for issue of tender document
- 5.4 The applications of agencies were scrutinized on the basis of criteria mentioned in NIT the following agencies were short listed for issue of tender document.
- a. M/s Pooja Enterprises
 - b. M/s Bhardwaj Brothers
 - c. M/s Shiv Electric

6 Reference to approval of NIT

- i) Authority : Director
- ii) Date : 19.03.07

7 Details of present call

- i) Date of issue of tender :22.06.07 (up to 1700 Hours)
- ii) No. of tenders sold :Three (3) nos
- iii) Date of Receipt of tender :29.06.07 up to 1500 hours
- iv) No. of tenders received :Three (3) nos
- v) Name of lowest tenderer : M/s Bhardwaj Brothers
- vi) Amount of lowest tender : Rs.16374785=00

iv) Members of Committee who opened the tender

Dr. Aparajita Ojha	Professor, PDPM IIIT DM
Mr S.C . Prusty	F.O. PDPM IIIT DM
Mr. T. S. Anand,	A.E, PDPM IIIT DM

- vii) Contractors and their representatives present at the time of opening of tenders
- viii) M/s Pooja Enterprises Mr Anil Paul
- ix) M/s Bhardwaj Brothers Mr.H.K. Bhardwaj
- x) M/s Shiv Electric Mr. Rajender Tiwari
- xi) Names and designation of any other person present: Nil
- xii) Have all the contractors, if not exempted, deposited earnest money in Proper form

8. (i) Comparative position of tenders who tendered for the job :

A Estimated Cost on SR + Market Rates: Rs. 11342771=00

B Estimated Cost on DSR 2002 with enhancement + Market Rates:
Rs.11962611=00

Sl. No.	Tender No.	Name of Tenderer	Tendered amount With rebate, if any (in Rs.)	% above/ below administrative approval and expenditure sanction
1	1/3	M/s Pooja Enterprises	18713666=00	67.65% above
2	2/3	M/s Bhardwaj Brothers	16374785=00	46.7% above
3	3/3	M/s Shive Electric	21148785=00	89.47% above

(ii) Condition in the tender : Nil

9 Period of validity of tender : 60 (sixty) days

10 Justification of tender

The tender of lowest tenderer M/s Bhardwaj Brothers is 46.7% above the SR + approved enhancement of 85% + market rate items. The tender is 46.7% above SR cost analyzed + with approval cost enhancement + market rate item.

11 Remarks of the Assistant Engineer:

- | | |
|--|-------------------------------|
| i) Availability of site | Site is available |
| ii) Availability of stipulated materials | No material is stipulated |
| iii) Is this first call of tender? | Yes |
| iv) If not, mention the call of tender | N.A |
| v) Approval of drawing | Approved drawing is available |
| vi) Approval of Building plans and clearance from local body | under process |

vii) Comments on the capability of three lowest tenderer including their financial resource : All tenders are technically financially capable

viii) Availability of funds Available.

12 Recommendation of the Assistant Engineer:

The lowest tenderer M/s. Bhardwaj Brothers, Delhi is registered CPWD Class-I contractor. He is technically and financially sound to execute the work. The lowest tender of M/s. Bhardwaj Brothers, Delhi , amounting to Rs. 16374785=00

/- (Rs. One crore sixty three lacs seventy four thousand seven thousand eighty five only), which is (forty six point seven percent) above approved administrative and financial sanction. The lowest tender is on higher side. They may be invited for negotiation for reduction in their quoted rates up to the extent possible.

T.S. Anand
Assistant Engineer
PDPMIITDM
Jabalpur

HALL OF RESIDENCE -1

ELECTRICAL WORK – RECOMMENDATION NOTE

Tenders were received from the following agencies:

1. M/s Bharadwaj Brothers
2. M/s Pooja Enterprises
3. M/s Shiv Electric

The tenders were scrutinized in this office and the final position is as follows:

S.No.	Tenderer	Total Amount
1.	Estimated Amount	1,11,62,046
2.	Justified Amount	1,31,19,539
3.	M/s Bharadwaj Brothers	1,63,74,785
4.	M/s Pooja Enterprises	1,87,13,666
5.	M/s Shiv Electric	2,11,48,785

M/s Bharadwaj Brothers have quoted Rs.1,63,74,785 which works out to be 46.70% and 24.81% above the estimated cost/justified cost of Rs. 1,11,62,046 and Rs. 1,31,19,539 respectively.

It is therefore recommended that the negotiations be held with the lowest tenderer M/s Bharadwaj Brothers for the work of Hall of Residence - I in order to reduce the rates.