

ITEM NO. 05 (A-39)

1. Name of the subject/ project :

Sub: Improvement to Mohan Singh Place.

SH : Repair of roof beams, columns of 6th floor and replacement of M.S. Windows with aluminium windows at Mohan Singh Place.

2. Name of the deptt./deptt. concerned : Civil Engg. Deptt., NDMC

3. Brief History :

The 6th floor of Mohan Singh Place is in occupation of B.S.N.L. (Bharat Sanchar Nigam Ltd.) who has been representing about the deteriorated conditions of RCC roof, beams and columns. The RCC on outer faces on roof, beams and columns has spalled due to leakage in the past which has since been repaired. This damaged Cement Concrete and reinforcement need immediate repair/ replacement. During subsequent inspection of Senior Officers i/c E-In-C, it was observed that the RCC in roof has mainly decayed. Cement Concrete and reinforcement in beams and columns have also damaged/decayed on outer faces of the building. The M.S. Windows are very old which were provided at the time of inception of the building during 1969, have rusted, bent due to sagging of beams and need immediate replacement which are proposed to be replaced with aluminum windows.

It was decided that spalled/spoiled/damaged Cement Concrete and part of rusted reinforcement with free flow micro concrete Rendroc R.G. treatment. Although the roof, columns and beams have damaged at 3rd, 4th & 5th floors also but it is proposed to take up the work in phases.

4. Detailed proposal on the subject/project:

The P.E. amounting to Rs. 45,60,000/- was framed and got checked from the Planning Division. The Finance Deptt. concurred in the proposal on 13.04.06. E-In-C carried out the inspection on 18.05.06 and accordingly, A/A & E/S was accorded by the Chairperson vide order dtd. 19.05.06. The detailed estimate & NIT was approved by the competent authority amounting to Rs. 49,46,200/- and Rs. 44,68,454/- respectively.

Initially, the tenders were invited with the last date of sale & opening of tender was fixed as 22.02.07 & 26.02.07 respectively. Three tenders were received in the tender box on the opening of the tender box as per the following details:

1. M/S India Guniting Corporation
2. M/S Radical Builders (India) Pvt. Ltd.
3. M/S Rukma Décor & Construction Co.

On examining the above, it was found that there was no envelope/document containing the cost of tender and earnest money for the above work in case of Sr. No. 1 & 2 above and as such their tenders could not be opened. There was only single tender left and in order to have better competition, it was felt to reinvite the tender with change in special condition to be kept for similar nature of works as is being adopted in CPWD. The Tenders were accordingly rejected by CE(C-II) and for expediting the approval of revised NIT by E-IN-C. The revised NIT was accordingly got approved from E-IN-C on 12.06.07 amounting to Rs. 44,68,454/-.

Tenders were again invited with the last date of receipt of application/issue of tender/opening of tender as 13.07.07, 16.07.07 & 18.07.07 respectively. The details of the tenderers are given as under:

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|------------------------------|-----------------|-----------------------|
| 1. M/S India Guniting Corpn. | Rs. 65,17,121/- | 45.85% above the E.C. |
| 2. M/S Kailash Associates | Rs. 67,74,028/- | 51.60% above the E.C. |

The justifications was prepared which worked out to 45.90% above the estimated cost and was checked by the Planning Division for 45.15% above the estimated cost and recommended for conducting negotiations with the first lowest.

Negotiations were conducted on 11.09.07 with the first lowest who explained that there has been considerable increase in the prices of the material besides the following :

1. The work is to be executed in an occupied building and they have to execute the work either during night hours or on holidays due to which they have to bear some extra expenses.
2. As there is no space to stack the material within the periphery of the building they have to bring the material in small quantities which will also enhance the cost of the work.

As such, they are unable to reduce their rates. This has been confirmed by them vide their letter dtd. 11.09.07.

Considering the above facts, N.S.C. recommended to award the work to the first lowest, M/S India Guniting Corpn. at their quoted rates of 45.85% above the estimated cost with their total tendered amount of Rs. 65,17,121/-

5. Financial implications of the proposed project/subject:

The total financial implications for the above work as per the rates quoted by the first lowest i.e. M/S India Guniting Corpn. is Rs. 65,17,121/-.

There is a budget provision of Rs. 40.00 lacs exists under the Head of A/C H-1-8 vide item no. 308 during the year 2007-08.

6. Implementation schedule :

Time of Completion of work : 6 months

7. Comments of the Finance Deptt. on the subject:

Finance Deptt. concurred in the proposal vide their dy. No. 2166/Finance dtd. 26.09.07 subject to the following conditions :

1. Availability of Sufficient funds.
2. That time limit between the date of call of tenders and the date of opening of the tenders has been followed as prescribed in CPWD Manual. Newspaper cutting in support of this may also be placed on record.
3. That contractor's resourcefulness to complete the work in time as well as quality of said work during its execution may be ensured.
4. The rates of L-1 are in proximity of last approved rates for similar nature of works.
5. The departmental officers are competent to reject the tenders up to the powers for which they can accept. In this case, offers received in 1st call were rejected by CE (C). This needs to be got regularized from the competent authority while seeking approval for the present tender (2nd call).
6. Revised A/A & E/S be obtained within given time limit-tender cost being in excess of permissible limit of 10%.

8. Comments of the Department on comments of Finance Deptt.

It is clarified as under:

1. Sufficient funds shall be sought in R.E. 2007-08.
2. Newspaper cuttings have been placed in the file for records.
3. The contractor is resourceful and has the capacity to complete the work in time.
4. The rates are in proximity of the last approved rates for similar nature of works.
5. Action was taken by CE(C-II) for the rejection of the 1st call of the tender and to seek revised approval of draft NIT in respect of special conditions to be amended and accordingly, the revised NIT was approved by E-IN-C on 12.06.07. This was carried out for expedition of the work.
6. Revised A/A & E/S is also being sought from the competent authority.

9. Legal Implication of the project: NIL

10. Details of previous Council Resolutions, existing law of Parliament and Assembly on the Subject:

NIL

11. Comments of the Law Department on the subject/Project

Agenda has to be placed before for approval and awarding the work to 'L' firm as per concurrence of Finance Deptt. At this stage, there appears to be no legal point involved. However, this has our concurrence, subject to the valid agreement duly executed & vetted by competent authority.

12. Comments of the Department on the comments of Law Deptt.

No law Point is involved. Further, it is submitted that a valid agreement shall be executed with the first lowest after award of work.

13. Recommendation of CE (C-II):

The case is placed before the Council for award of work to M/S India Guniting Corp. at their quoted rates of 45.85% above the estimated cost with their total tendered amount of Rs. 65,17,121/- (Rs. Sixty five lacs seventeen thousand one hundred twenty one only) and also to regularize the action taken by CE (C-II) for rejection of the tenders in the first call and to accord revised A/A & E/S for Rs.65,17,121/-.

COUNCIL'S DECISION

Resolved by the Council to award the work to M/S India Guniting Corp. at their quoted rates of 45.85% above the estimated cost with their total tendered amount of Rs. 65,17,121/-.

Further it was decided to regularize the action taken by CE (C-II) for rejection of the tenders in the first call and to accord revised administrative approval and expenditure sanction for Rs.65,17,121/-.