

**BID EVALUATION REPORT  
OF  
GENERAL CONTRACTOR**

**ESTABLISHMENT OF TERTIARY CARE HOSPITAL NISHTER-II MULTAN**

**November 2019**



**Infrastructure Development Authority of Punjab**

# ESTABLISHMENT OF TERTIARY CARE HOSPITAL NISHTER-II MULTAN

## BID EVALUATION REPORT

### 1. INTRODUCTION

#### 1.1 Bid Process:

Infrastructure Development Authority of the Punjab (the "Employer") intends to engage experienced construction firm for the "ESTABLISHMENT OF TERTIARY CARE HOSPITAL NISHTER-II MULTAN" (hereinafter referred to as the 'Project').

Following firms/ JV already qualified in prequalification process conducted by the Employer were invited for obtaining the Bidding Documents by email dated October 03<sup>rd</sup>, 2019.

- 1) M/s. Habib Rafiq Pvt. Ltd.
  - 2) M/s. Kingcrete Builders Pvt. Ltd.
  - 3) M/s. Izhar Construction Pvt. Ltd.
  - 4) M/s. Guarantee Engineers
  - 5) M/s. Expertise Pvt. Ltd.
  - 6) M/s. United Engineers & Contractors
- (Copy of Bid invitation Email sent to all Six (06) is enclosed as **Annexure – A**)

Five (05) firms collected the Bidding Documents from the office of Infrastructure Development Authority Punjab (IDAP). The record of issuance of Bidding Documents is attached herewith as **Annexure - B**.

#### 1.2 Bid Evaluation Committee:

A bid opening and evaluation committee was constituted by the Employer through a notification dated October 10<sup>th</sup>, 2019 (Copy of Notification enclosed as **Annexure - C**).

The five (5) member's Evaluation Committee included the following:

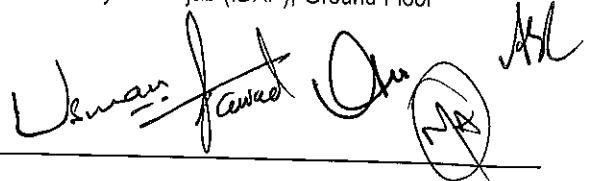
- |      |  |            |
|------|--|------------|
| i.   | Ms. Myra Ali – General Manager (Planning & Design), IDAP | (Convener) |
| ii.  | Mr. Ahsan Shamim – Chief Financial Officer, IDAP         | (Member)   |
| iii. | Mr. Muhammad Amer Mirza – General Manager (P&C), IDAP    | (Member)   |
| iv.  | Mr. Fawad Muzaffar – General Manager, (E&P), IDAP        | (Member)   |
| v.   | Mr. Usman Khalid – General Manager Technical, IDAP       | (Member)   |

#### 1.3 Bid Submission and Opening:

The closing date for submission of bid was **October 25<sup>th</sup>, 2019** at 1500 hours. Which was first extended to **October 28<sup>th</sup>, 2019** and then extended to **October 29<sup>th</sup>, 2019** upon bidder's request for extension to address bidder's queries/clarifications and to allow reasonable time to all bidders to work out as per response to queries.

The following two (02) firms / JV submitted their bids on the extended submission date **October 29<sup>th</sup>, 2019 at 15:00 Hours**, at office of Infrastructure Development Authority of Punjab (IDAP), Ground Floor 50 B-3, Gulberg - III, Lahore.

- i. M/s. Guarantee Engineers Pvt Ltd.



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ii. M/s. Expertise Pvt. Ltd.

In accordance with IB.23 of Instructions to Bidders (ITB), the bids were opened at 15:30 Hours on the same date i.e. **October 29<sup>th</sup>, 2019** in the office of Infrastructure Development Authority of Punjab (IDAP), Ground Floor 50 B-3, Gulberg - III, Lahore in the presence of bidder's representatives.

Following were the overall read-out prices of bidders.

| S.No. | Name of Bidders                    | Read-Out Overall Price (Rs.) | Position               | Variation from Lowest Bid |
|-------|------------------------------------|------------------------------|------------------------|---------------------------|
| 1     | M/s. Guarantee Engineers Pvt. Ltd. | 4,999,622,783/-              | Lowest                 | -                         |
| 2     | M/s. Expertise Pvt. Ltd.           | 5,708,949,025/-              | 2 <sup>nd</sup> Lowest | 14.19%                    |

Record of Bid Opening and Participant's Record Sheet listing the attendees are enclosed herewith as

**Annexure – D.**

2. **PRELIMINARY EXAMINATION OF BIDS**

The documents submitted by the bidders were checked in presence of all the bidder's representatives. The bidders were asked to provide bid security equal of Rs. **PKR 40 million** in the form of Bank Deposit at Call or a Bank Guarantee issued by a Scheduled Bank in Pakistan or from a foreign bank duly counter guaranteed by a Scheduled Bank in Pakistan in favor of the Employer.

All bidders submitted bid security as briefed hereunder:

| Sr. # | Bidder                             | Guarantee No. /Bank Name/Amount   | Expiry Date                   |
|-------|------------------------------------|---|-------------------------------|
| 1     | M/s. Guarantee Engineers Pvt. Ltd. | 002LOGI192981001<br>Bank of Punjab, Main Branch, 7-Egerton Road, Lahore<br>40,000,000/-                             | March 21 <sup>st</sup> , 2020 |
| 2     | M/s. Expertise Pvt. Ltd.           | 1390LBG190152<br>MCB bank Ltd, Islamabad Stock Exchange Branch, Jinnah Avenue, Blue Area, Islamabad<br>40,000,000/- | March 21 <sup>st</sup> , 2020 |

A comprehensive Bid opening checklist Performa was developed and recorded. (The same duly signed by all committee members are attached herewith as **Annexure – E**).

3. **DETERMINATIONS OF SUBSTANTIAL RESPONSIVENESS**

3.1 **Substantial Responsiveness to Commercial Terms and Conditions**

In general, both bids were found substantially responsive to Commercial Terms and Conditions.

3.1.1 **Time for Completion**

*Uman*  
*Asif*

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The completion time for construction was set as 913 Calendar as per Appendix-A to Bid "Special Stipulations".

During detailed evaluation of bids, it was noted that both firms have provided completion time as required.

**3.1.2 Conditionality**

No conditions found in any of the bids received.

**3.2.1 Proposed Construction Time Schedule (Appendix-E to Bid)**

The Bidders were required to submit proposed construction schedule for completion of the Project within stipulated time through Appendix-E.

In response to the requirement, both bidders have provided the proposed construction time schedule as stipulated in Appendix-E.

**3.2.2 Method of Performing the Works (Appendix-F to Bid)**

The Bidders were required to submit method of performing the works through Appendix-F.

In response to the requirement, both bidders have provided detailed procedures & method of performing the works as stipulated in Appendix-F.

**3.2.3 Construction Camp and housing facilities (Annex – H of Bid)**

The Bidders were required to submit the plan for construction camp and housing facilities through Appendix-H.

In response to the requirement, both bidders have provided the plan for construction camp and housing facilities as stipulated in Appendix-H.

**3.2.4 Organization chart for the supervisory staff & labor (Appendix-K to Bid)**

The Bidders were required to an organization chart for site staff and labor through Appendix-K.

In response to the requirement, both bidders have provided an organization chart for site staff and labor as stipulated in Appendix-K.

**4 DETAILED EXAMINATION OF BIDS**

The detailed examination of bids included following items:

**4.1 Correction for Errors**

The priced Bill of Quantities and its appendices received from the bidders were checked for arithmetical errors in computation/summation, omissions, application of any discount / rebate and reasonability of rates.

A few summation mistakes were found in both bid in terms of arithmetical Computation / Summation / Omissions etc. which were corrected in accordance with clause 27 of Instruction to Bidders.

**4.2 Engineer's Estimate**

The Engineer's Estimate was prepared by Planning & Design(P&D) Department, IDAP and Engineering & Planning(E&P) department, IDAP is as detailed below:

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*Amjad*  
*Am*  
*ASL*

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|                                  |  | Estimate Amount (PKR)  |
|----------------------------------|--|------------------------|
| A                                | <b>Main Hospital Building</b>            |                        |
|                                  | Schedule Items                           | 1,056,541,955/-        |
|                                  | Non - Schedule Items                     | 2,829,365,979/-        |
|                                  | <b>Total (A)</b>                         | <b>3,885,907,934/-</b> |
| B                                | <b>External Works</b>                    |                        |
|                                  | Schedule Items                           | 265,804,554/-          |
|                                  | Non - Schedule Items                     | 203,955,213/-          |
|                                  | <b>Total (B)</b>                         | <b>469,759,767/-</b>   |
| C                                | <b>Cafeteria</b>                         |                        |
|                                  | Schedule Items                           | 31,761,338/-           |
|                                  | Non - Schedule Items                     | 24,315,725/-           |
|                                  | <b>Total (C)</b>                         | <b>56,077,063/-</b>    |
| D                                | <b>Waiting Area (Sarai)</b>              |                        |
|                                  | Schedule Items                           | 22,236,948/-           |
|                                  | Non - Schedule Items                     | 28,927,287/-           |
|                                  | <b>Total (D)</b>                         | <b>51,164,235/-</b>    |
| E                                | <b>Check Post / Gate House (02 Nos.)</b> |                        |
|                                  | Schedule Items                           | 18,481,323/-           |
|                                  | Non - Schedule Items                     | 6,898,793/-            |
|                                  | <b>Total (E)</b>                         | <b>23,380,115/-</b>    |
| <b>Grand Total (A+B+C+D+E)</b>   |  | <b>4,488,289,114/-</b> |
| Sales Tax (PRA) @ 5% (F)         |  | 224,414,456/-          |
| <b>Grand Total (A+B+C+D+E+F)</b> |  | <b>4,712,703,570/-</b> |

**4.3**

**Comparative Statements:**

The corrected bids so obtained were compared with the Engineer's Estimates after incorporating Response to Queries and Addendum#01 to have a fair idea of the rationality and workability of the Bids. Following items were floated for seeking rates only to have market idea for their detailed design, drawings and specifications at execution stage.

Main Hospital Building:

- i. BOQ-Architecture Works, Non-Scheduled, Item No. 61, Acoustical Panels
- ii. BOQ-Architecture Works, Non-Scheduled, Item No. 85, Aluminum Louvers

Cafeteria:

- iii. BOQ-Architecture Works, Non-Scheduled, Item No. 68, Acoustical Panels

Aforesaid items will not be executed during the execution phase on the quoted rates by the Lowest Bidder and likewise stand deleted during the evaluation process. Accordingly, comparative statements were prepared incorporating resulting amendments at appropriate places to arrive at the corrected bid prices to form the platform for further evaluation of the bids.

The overall corrected prices of all bidders and variation from engineer's estimate and lowest bid is as follows:

| <u>S. No.</u> | <u>Name of Firm</u>                | <u>Corrected Overall Price (Rs.)</u> | <u>Position</u> | <u>Variation from Lowest Bid</u> | <u>Variation from Engineer Estimate (4,712,703,570/-)</u> |
|---------------|------------------------------------|--------------------------------------|-----------------|----------------------------------|---|
| 1.            | M/s. Guarantee Engineers Pvt. Ltd. | 5,006,801,058/-                      | Lowest          | -                                | 6.24%   |

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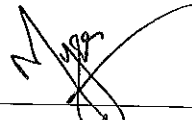


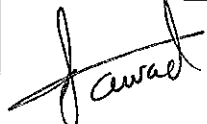
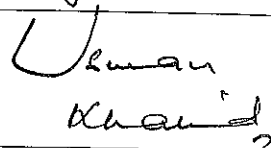
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|    |                          |                 |                        |     |        |
|----|--------------------------|-----------------|------------------------|-----|--------|
| 2. | M/s. Expertise Pvt. Ltd. | 5,657,419,504/- | 2 <sup>nd</sup> Lowest | 13% | 20.05% |
|----|--------------------------|-----------------|------------------------|-----|--------|

Detailed Comparison sheet is attached as **Annexure-F**

**5. CONCLUSION**

In view of the foregoing, it is concluded that **M/s. Guarantee Engineers Pvt. Ltd.** have submitted the overall lowest evaluated bid although their total bid value is almost **6.241% Higher than Engineer's Estimates.**

| Sr. No. | Name                    | Designation                                 | Signature   |
|---------|-------------------------|---|---|
| 1       | Ms. Myra Ali            | General Manager (P&D),<br>IDAP (Convener)   |    |
| 2       | Mr. Ahsan Shamim        | Chief Financial officer, IDAP<br>(Member)   |    |
| 3       | Mr. Muhammad Amer Mirza | General Manager P&C, IDAP<br>(Member)       |   |
| 4       | Mr. Fawad Muzaffar      | General Manager, E&P, IDAP<br>(Member)      |  |
| 5       | Mr. Usman Khalid        | General Manager Technical, IDAP<br>(Member) |  |