



COMSATS University Islamabad
Park Road, Tarlai Kalan, Islamabad
Tel: 051-9247000, Ext: 313 Fax: 051-92470006

Building Section

CUI/WD/026/205-A

December 29, 2021

Bid Evaluation Report
As per rule 35 of PP Rules, 2004

1	Name of Procuring Agency	COMSATS University Islamabad (CUI).
2	Method of Procurement	Single Stage Single Envelop
3	Title of Procurement	Construction of Office on Top Roof of Business Incubation Centre (BIC) at CUI, Park Road, Tarlai Kalan, Islamabad
4	Tender Inquiry No.	CUI/WD/052-A-04/21
5	PPRA Ref. No. (TSE)	TS465787E
6	Date & Time of Bid Closing	December 21, 2021 at 1500 hrs
7	Date & Time of Bid Opening	December 21, 2021 at 1530 hrs
8	No. of Bids Received	Three
9	Criteria for Bid Evaluation	Attached.
10	Detail of Bid(s) Evaluation	Attached.

Name of Bidder	Marks		Evaluated Cost	Rule/Regulation/SBD*/policy / Basis for Rejection/ Acceptance as per Rules 35 of PP Rules, 2004.
	Technical (if applicable)	Financial (if applicable)		
M/s Mian Ashfaq Construction Co.	NA	Yes	20,062,475.00	1 st Lowest
M/s One Ten Pvt. Ltd.	NA	Yes	23,678,473.80	2 nd Lowest
M/s Rana Brothers Construction (Pvt) Ltd.	NA	Yes	29,987,514.00	3 rd Lowest

Lowest Evaluated Bidder: M/s Mian Ashfaq Construction Co.

11. Any other additional/supporting information, the procuring agency may like to share.

Signature: _____

Mazhar Ali Khan

Mazhar Ali Khan
Assistant Program Officer
COMSATS University Islamabad (CUI)

Official Stamp: _____

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COMPARATIVE STATEMENT

Subject: Construction of Office on Top Roof of Business Incubation Centre (BIC) at CUI, Park Road, Tarlai Kalan, Islamabad

Subsequent to the approval of competent authority dated November 4, 2021 for Construction of Office on Top Roof of BIC at CUI, Park Road, Tarlai Kalan, Islamabad. Tenders were invited through PPRA Website on November 26, 2021 and Newspaper on November 29, 2021 from interested firms/contractors. Total tenders were received and opened on December 21, 2021 at 1530 Hrs by the Technical Sanction Sub Committee (TSSC) in the presence of representatives of the bidders/contractors. The rates quoted by them are as under:-

Sr. #	Description	Unit	Qty.	Engineer's Estimate		M/s One Ten Pvt. Ltd.			M/s Main Ashfaq Construction Co.			M/s Rana Brothers Construction (Pvt) Ltd.		
				Rate (Rs.)	Amount (Rs.)	Rate (Rs.)	Amount (Rs.)	% (+/-)	Rate (Rs.)	Amount (Rs.)	% (+/-)	Rate (Rs.)	Amount (Rs.)	% (+/-)
Civil Works														
1	Internal Wall Plaster (CSM 1:4) 1/2" Thick	Sft	978	33.692	32950.78	53.2	52029.6	57.90	40	39120	18.72	45	44010	33.56
2	External Wall Plaster (CSM 1:4) 3/4" Thick	Sft	4216	40.96	172687.36	53.2	224291.2	29.88	45	189720	9.86	75	316200	83.11
3	Door Closer	Nos.	27	3586.38	96832.26	3920	105840	9.30	5000	135000	39.42	2850	76950	-20.53
4	Aluminium Windows	Sft	458	1684.02	771281.16	2100	961800	24.70	1400	641200	-16.87	1250	572500	-25.77
5	Aluminium Glass Doors	Sft	577	1028.93	593692.61	2100	1211700	104.10	1500	865500	45.78	2100	1211700	104.10
6	Piant on Internal Wall	Sft	8013	41.9814	336396.9582	44.8	358982.4	6.71	35	280455	-16.63	38	304494	-9.48
7	Dismantling Brick Masonry	Cft	108	23.51	2539.08	42	4536	78.65	50	5400	112.68	220	23760	835.77
8	Aluminium Doors	Sft	53	1200	63600	2520	133560	110.00	1600	84800	33.33	2560	135680	113.33
9	Gypsum Board Sheet on wall	Sft	7410	144	1067040	98	726180	31.94	95	703950	-34.03	215	1593150	49.31
10	External Grafiato Paint	Sft	4216	45.6	192249.6	28	118048	38.60	40	168640	-12.28	85	358360	86.40
11	Porcelain Tiles	Sft	4440	444	1971360	462	2051280	4.05	325	1443000	-26.80	360	1598400	-18.92
12	Ceramic Tiles	Sft	693	348	241164	462	320166	32.76	290	200970	-16.67	350	242550	0.57
13	Dry wall Partition	Sft	2088	336	701568	840	1753920	150.00	390	814320	16.07	850	1774800	152.98
14	Acoustical tile false ceiling	Sft	4716	204	962064	154	726264	24.51	160	754560	-21.57	350	1650600	71.57
15	Light Weight Roof Structure	Sft	5318	720	3828960	959	5099962	33.19	815	4334170	13.19	1250	6647500	73.61
16	Dumpa Ceiling	Sft	160	510	81600	560	89600	9.80	300	48000	-41.18	750	120000	47.06
17	MS Stair	Sft	182	3096	563472	1470	267540	-52.52	1300	236600	-58.01	2650	482300	-14.41
18	MS Pipe Railing	Sft	156	726	113256	700	109200	-3.58	800	124800	10.19	850	132600	17.08
19	Fair Face brick	Sft	280	540	151200	588	164640	8.89	450	126000	-16.67	550	154000	1.85
20	Light Weight Wall Structure	Sft	5548	444	2463312	630	3495240	41.89	690	3828120	55.41	900	4993200	102.70
21	Light weight PCC under floor	Sft	5600	180	1008000	112	627200	-37.78	280	1568000	55.56	295	1652000	63.89
22	Botesena Marble	Sft	46	600	27600	770	35420	28.33	700	32200	16.67	685	31510	14.17
23	Rain Water Pipe	Rft	90	420	37800	574	51660	36.67	400	36000	-4.76	550	49500	30.95
24	Aluminium Curtain Wall	Sft	150	1500	225000	1960	294000	30.67	2000	300000	33.33	2100	315000	40.00
Total					15705625.80		18983059.20	20.87		16960525.00	7.99		24480764.00	55.87
Plumbing Works														
1	PPR water Pipes													
	a. 1 inch dia.	Rft	150	180	27000	205.8	30870	14.33	210	31500	16.67	300	45000	66.67
	b. 3/4 inch dia.	Rft	154	120	18480	127.4	19619.6	6.17	175	26950	45.83	250	38500	108.33
	c. 1-1/2 inch dia.	Rft	150	240	36000	519.4	77910	116.42	250	37500	4.17	450	67500	87.50
2	UPVC Soil, Waste, and Vent Pipes													#DIV/0!
	a. 2 inch dia.	Rft	80	84	6720	411.6	3928	390.00	150	12000	78.57	500	40000	495.24

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	b. 3 inch dia.	Rft	180	360	64800	588.4	102312	57.89	200	36000	44.44	650	117000	80.56
	c. 4 inch dia.	Rft	165	420	69300	705.4	116391	67.95	400	66000	4.76	800	132000	90.48
3	Ball valve													
	a. 1 inch dia.	Nos.	2	600	1200	725.2	14504	1108.67	2000	4000	233.33	2500	5000	316.67
	b. 3/4 inch dia.	Nos.	2	960	1920	470.4	9408	396.00	1800	3600	87.50	2000	4000	108.33
	c. 1-1/2 inch dia.	Nos.	2	1800	3600	1764.0	35280	880.00	3900	7800	116.67	5500	11000	205.56
4	Water closet apparatus orrisa type Indian	Nos.	1	13700	13700	29400	29400	122.73	18000	18000	36.36	25000	25000	89.39
5	Best quality water closet apparatus European	Nos.	2	21600	43200	88600	137200	217.59	20000	40000	7.41	30000	60000	38.89
6	Vanity type wash hand basin	Nos.	3	18000	54000	44100	132300	145.00	20000	60000	11.11	25000	75000	38.89
7	Muslim Shower	Nos.	3	4200	12600	1372.0	41160	226.67	3000	9000	-28.57	1250	3750	-70.24
8	C.P Soap Dish	Nos.	3	840	2520	470.4	14112	460.00	1000	3000	19.05	650	1950	-22.62
9	C.P towel Rod	Nos.	2	1200	2400	1176.0	23520	880.00	1500	3000	25.00	1550	3100	29.17
10	C.P tissue paper holder	Nos.	3	1080	3240	980.0	29400	807.41	1000	3000	-7.41	850	2550	-21.30
11	Looking Mirror	Sft	36	480	17280	588	21168	72.50	300	10800	-37.50	650	23400	35.42
12	C.P floor Jali	Nos.	7	1200	8400	470.4	32928	292.00	1000	7000	-16.67	2500	17500	108.33
13	PVC water tank	Nos.	1	33600	33600	6272.0	62720	86.67	40000	40000	19.05	35000	35000	4.17
14	Stainless Steel Sink	Nos.	1	24000	24000	7840.0	78400	226.67	15000	15000	-37.50	22000	22000	-8.33
	Total				443460		1041530.6	134.86		434150	-2.10		729250	64.45
Electric Works														
A INTERNAL ELECTRIFICATION														
1	Supply & Wiring for Main Lighting Circuit with 3-2.5mmsq. S/C, PVC Insulated, Cu cables in 1" dia PVC conduit recessed in the wall or column as required. Complete in all respect with all accessories. (Pakisan cable/Newage/Poioneer/Fast)	Nos.	22	3050	67100	9240	209280	202.95	5000	110000	63.93	9000	198000	195.08
2	Supply & Wiring for first light with 3-1.5mmsq. PVC Insulated wire in 20mm (3/4") PVC conduit recessed in the wall or column as required. Complete in all respect with all accessories. (Pakisan cable/Newage/Poioneer/Fast)	Nos.	60	2400	144000	4760	285600	98.33	3500	210000	45.83	6500	390000	170.83
3	Insulated wire in 20mm (3/4") PVC conduit recessed in the wall or column as required. Complete in all respect with all accessories. (Pakisan cable/Newage/Poioneer/Fast)	Nos.	45	1950	87750	2800	126000	43.59	3000	135000	53.85	6000	270000	207.69
4	Supply & wiring for 3Pin 10A s/socket (Make schneider/Clipcel) from DB with 3-2.5mmsq. S/C, PVC Insulated, Cu cables in 1" dia PVC conduit recessed in the wall or column as required. Complete in all respect with all accessories. (Pakisan cable/Newage/Poioneer/Fast)	Nos.	23	2650	60950	10290	236670	288.30	5500	126500	107.55	7500	172500	183.02
5	Supply & wiring 5 in 1 double universal and connecting to 3 pin 10A socket point to point with 3-2.5mmsq. S/C, PVC Insulated, Cu cables in 1" dia PVC conduit recessed in the wall or column as required. Complete in all respect with all accessories. (Pakisan cable/Newage/Poioneer/Fast)	Nos.	23	1380	31740	12600	289800	813.04	2000	46000	44.93	9000	207000	552.17
6	Supply & wiring for 15A 3Pin S/Socket (Make schneider/Clipcel) from DB to point with 3-6mmsq S/C, PVC Insulated, Cu cables in 1" dia PVC conduit recessed in the wall or column as required. Complete in all respect with all accessories. (Pakisan cable/Newage/Poioneer/Fast)	Nos.	22	2350	51700	13482	298604	473.70	6000	132000	155.32	11500	253000	389.36
	Sub-Total (A)				443240		1437954	224.42		759500	71.35		1490500	236.27
B.A LIGHTING FITTINGS AND FIXTURES														
1.1	Providing and fixing 2 gang one way switch	Nos.	10	510	5100	630	6300	23.53	1000	10000	96.08	1100	11000	115.69
1.2	Providing and fixing 4 gang one way switch	Nos.	14	970	13580	1680	23520	73.20	1200	16800	23.72	2000	28000	106.19
2	Supply and installation of PVC pipe with all fittings socket bands, junction box etc.	Nos.	20	1430	28600	2310	46200	61.54	2000	40000	39.86	2500	50000	74.83

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2.1	25 mm dia	Rft	300	35	10500	28	8400	-20.00	50	15000	42.86	50	15000	42.86
2.2	38 mm dia	Rft	200	80	16000	34	6800	-57.50	75	15000	-6.25	70	14000	-12.50
2.3	50 mm dia	Rft	200	105	21000	49	9800	-53.33	100	20000	-4.76	150	30000	42.86
B	LIGHT FITTINGS AND FIXTURES													
	Providing, installing, fixing and connecting of following light fixtures with lamps, chokes, starters, capacitors etc.,													
1	Phillips/Osaka make or equivalent Ceiling - Mounted Downlighter SMD	Nos.	35	1250	43750	910	31850	-27.20	1100	38500	-12.00	3500	122500	180.00
2	LED Light Pannel 2'x2' with 36 watt	Nos.	54	5100	275400	7000	378000	37.25	8000	432000	56.86	10000	540000	96.08
C	CEILING FAN													
	Providing & Fixing of ceiling fan 24x24 with wiring and control switch	Nos.	40	9500	380000	14700	588000	54.74	10000	400000	5.26	21500	860000	126.32
D	Exhaust Fan													
	Providing & fixing of exhaust fan 8" dia. with louver	Nos.	4	8500	34000	4900	19600	-42.35	6000	24000	-29.41	5000	20000	-41.18
	Sub-Total (B)				827930		1118470	35.09		1011300	22.15		1690500	104.18
C	DISTRIBUTION BOARDS AND CABLES													
	DISTRIBUTION BOARDS													
1.1	LPDB ROOF Floor													
	Short Circuit Rating Ics = 7.5kA @ 400V Incoming Normal 1 - 100 A, D.P., M.C.C.B 3 - Phase (R.Y.B) indication lamps. Outgoing 6 - 16 A, S.P., M.C.B.s 27 - 10 A, S.P., M.C.B.s	Nos.	2	53000	106000	63840	127680	20.45	40000	80000	-24.53	100000	200000	88.68
1.2	CDB ROOF FLOOR													
	Short Circuit Rating Ics = 7.5kA @ 400V Incoming Normal 1 - 100 A, T.P., M.C.C.B 3 - Phase (R.Y.B) indication lamps. Outgoing 21 - 20 A, S.P., M.C.B.s	Nos.	1	30000	30000	47600	47600	58.67	40000	40000	33.33	150000	150000	400.00
2	Providing & fixing of distribution board (DB) size 24" x 36"	Nos.	3	45000	135000	83300	249900	85.11	20000	60000	-55.56	25000	75000	-44.44
3	Supply, installation and connecting up of 600/1000 V grade copper conductor cable													
4.1	4 Core x 16 mm sq. PVC/PVC	MTR	70	1520	106400	2590	181300	70.39	1800	126000	18.42	2800	196000	84.21
4.2	4 Core x 25 mm sq. PVC/PVC	MTR	30	2130	63900	3920	117600	84.04	2500	75000	17.37	4500	135000	111.27
4.3	1 Core x 10 mm sq. PVC	MTR	50	230	11500	420	21000	82.61	300	15000	30.43	950	47500	313.04
4.4	1 Core x 6 mm sq. PVC	MTR	30	150	4500	252	7560	68.00	200	6000	33.33	800	24000	433.33
	Sub-Total (C)				457300		752640	64.58		402000	-12.09		827500	80.95
D	FIRE ALARM SYSTEM													
1	Supply, Testing & Commissioning of Fire Alarm Panel with built-in Power Supply and battery backup. Complete in all respect with all accessories (Make MANVIER Fire control panel(2-ZONE) or equivalent as approved by Engineer Incharge).	No.	1	50000	50000	56000	56000	12.00	80000	80000	60.00	200000	200000	300.00
2	Supply, Testing & Commissioning of Optical Smoke Detector with base. Complete in all respect with all accessories (Make MANVIER or equivalent as approved by Engineer Incharge).	No.	30	4500	135000	5600	168000	24.44	5500	165000	22.22	8500	255000	88.89
3	Supply, Testing & Commissioning of Sounder Beacon with base. Complete in all respect with all accessories (Make MANVIER or equivalent as approved by Engineer Incharge).	No.	2	5249	10498	6580	13160	25.36	25000	50000	376.28	10000	20000	90.51

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4	Supply, Testing & Commissioning of Manual Call points (Housing Red). Complete in all respect with all accessories (Make MANVIER or equivalent as approved by Engineer Incharge).	Nos.	2	3550	7100	2380	4760	-32.96	15000	30000	322.54	9500	19000	167.61
5	Supply, Testing & Commissioning of Fire 2X1.5 mmsq PVC/Shielded Fire rated (BELDON UK) System Cable. Complete in all respect.	Nos.	30	4750	142500	3150	94500	-33.68	5000	150000	5.26	7500	225000	57.89
6	Testing & Commissioning of Fire Alarm System.	Job	1	15600	15600	8400	8400	-46.15	20000	20000	28.21	50000	50000	220.51
	Sub-Total (D)				360698		344820	-4.40		495000	37.23		769000	113.20
	Total (A+B+C+D)				2089168		3653884	74.90		2667800	27.70		4777500	128.68
	Gand Total Rs.				18,238,253.80		23,678,473.80	29.83		20,062,475.00	10.00		29,987,514.00	64.42

The rates quoted by the contractor have been checked arithmetically at our end. The estimate approved for the above job was Rs. 18,238,253.80 whereas rates quoted by the lowest bidder i.e. M/s Main Ashfaq Construction Co. are Rs. 20,062,475/- which is 10% more than the Engineer's Estimate. The Campus Works Committee is requested to consider the award of work to M/s Main Ashfaq Construction Co.


27-12-21
(Anwar Kamal)

Senior Engineer/Member Secretary


27/12/21
(Sajid Gill)

Assistant Treasurer/Member


27/12/21
(Aamir Yousufzai)

Senior Manager/Convener

- (iii) making an appropriate price adjustment for Deviations in terms of Payments (if any acceptable to the Employer)

16.9 Evaluation Methods

Pursuant to Sub-Clause 16.8, Para (ii), and (iii) following evaluation methods for price adjustments will be followed.

- (i) Price Adjustment for Technical Compliance

The cost of making good any deficiency resulting from technical non compliance will be added to the Corrected Total Tender Price for comparison purposes only. The adjustments will be applied taking the highest price quoted by other tenderers being evaluated in detail in their original Tenders for corresponding item. In case of non availability of price from other tenderers, the price will be estimated by the Engineer/Employer.

- (ii) Price Adjustment for Commercial Compliance

The cost of making good any deficiency resulting from any quantifiable variation and deviations from the Tender Schedules and Conditions of Contract, as determined by the Engineering/employer will be added to the Corrected Total Tender Price for comparison purpose only. Adjustment for commercial compliance will be added to the Corrected Total Tender Price.

- (iii) Price Adjustment for Deviation in Terms of Payment.

Refer to Tendering Data.

IT.17 Process to be Confidential

- 17.1 Subject to Clause IT.16.3 heretofore, no tenderer shall contact Engineer/employer on any matter relating to its Tender from the time of the Tender opening to the time the Contract is awarded.
- 17.2 Any effort by a tenderer to influence Engineer/employer in the Tender evaluation, Tender comparison or Contract Award decisions may result in the rejection of his Tender.