

<b>File Number:</b>	<b>BEML/BANGALORE/RAIL COACH/CIVIL MAINTENANCE/R716/2020/1100016</b>
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## **Basic Details**

<b>Created On :</b> 11/04/2020 <b>Time :</b> 16:29:42	<b>Created By:</b> CIVIL MAINTENANCE/ BEML-R716
<b>Due Date:</b> 14/04/2020	<b>Priority:</b> Very High
<b>Subject:</b> Proposed construction of site office building at Charkop depot	<b>Last Changed By:</b> 19056/ED(R)/ AMIT BANERJEE
<b>Status:</b> In Process	

## **File Description**

### **NOTE FOR APPROVAL**

Sub: Proposed Construction of BEML site Office and stores building at Charkop Depot, Mumbai under MRS1 project

Ref: FLM no.BEML/BANGALORE/RAIL COACH/CIVIL MAINTENANCE/R716/2020/1100000

As per the MRS1 Contract awarded on BEML, BEML has to construct a site Office and stores Building at Charkop depot, Mumbai. As per MRS1 contractual requirements, ERGS clause 10.2.1 of contract, the site area would be located and handed over by MMRDA in Charkop depot, Mumbai for construction of BEML site office. As per contract, DMRC has handed over a site area of 20M x 10M and BEML has to submit the Architectural drawings of the proposed building for approval of DMRC.

In this connection, vide note under reference, approval of the Management was accorded for engaging Architectural & design Consultancy services at an amount of Rs.1.32Lakhs and to float a tender enquiry for the same. The tender enquiry was floated and M/s. Om Sai Consultants, Ahmednagar stood as L-1 and the contract was awarded on them at a negotiated amount of Rs.1.05Lakhs.

As per Management directives, the building should have ground floor (to accommodate stores) + first floor to be utilized as Office area for approx. 32 BEML personnel. As per instructions, 2 options (Plans) of the proposed building were given by Consultant and one option was selected and communicated to the consultant. Now, as per the selected option, the Consultant has given the detailed BOQ along with the estimated cost amounting to Rs.84,20,000.00 (Civil works-Rs.74.70Lakhs+Electrical works-Rs.9.50Lakhs) which is based on DSR2018.

The estimate given by Consultant has been verified, found correct and is attached herewith. Wherever rates are not available in DSR 2018, the market rates at Mumbai were considered which is as per the assessment made by the Consultant. Also, since the latest DSR available is published in the Year 2018, the escalation for the present Year has been enquired from CPWD, Bangalore and it was informed that the present escalation to be considered is 18.65%. However, the escalation was not considered in the estimate to get a competitive offer and to take a view at the time of finalization of contract on L-1. In this connection, it is also brought to the notice that the estimate has not been prepared based on MES SSR since we do not have MES SSR rate/escalation for works in Mumbai.

In view of the above, approval of the Management is requested for the following:

(a) To sanction an amount of **Rs.84,20,000.00** inclusive of GST (Civil works-Rs.74.70Lakhs+Electrical works-Rs.9.50Lakhs) from the budget approved for MRS1 project for construction of BEML stores cum Office building (RCC framed structure- Ground floor + First floor) at Charkop depot, Mumbai.

(b) To take up tendering action as per Purchase Procedure for finalization of Contract for execution of work.

Submitted for kind approval please under DOP sl. Nos.106

Senior Manager (Civil)

## **File Notings**

Submitted for kind approval as per DOP sl. no.106 please

**Created By:** CIVIL MAINTENANCE/ BEML-R716

**Created On:** 11/04/2020 Time : 16:30:25

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Submitted for kind approval as per DOP sl. no.106

**Created By:** 19917/RSC/ NAGARAJA M

**Created On:** 11/04/2020 Time : 17:16:55

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Put up for Kind approval please

**RS**

**Created By:** 25289/RS/ NARENDRA KUMAR

**Created On:** 13/04/2020 Time : 11:47:11

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Coordinated for approval, please.

**Created By:** 27580/RJ/ RAMESH KN

**Created On:** 16/04/2020 Time : 12:25:27

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RSC,

The estimate has been verified by ARB. Few observations have been sent by ARB to your World Client id.

Please furnish clarifications to those observations.

**Created By:** 26452/AR/ SASI KUMAR K

**Created On:** 17/04/2020 Time : 16:14:57

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The clarifications to the observations made by 'ARB' are as follows:

1) Electrical estimate-

- a. Unit Rate of item at sl.no.1.1.7 is mentioned as Rs.280/- per meter whereas the rate as per DSR no.1.21 (actually it is 1.21.2 is Rs.90/- only per metre- ***DSR item no. & rate has been corrected***
- b. As per the estimate there is no DSR for items at sl nos. 1.9 to 1.12 and for all the items under sl.nos. from 2.3 to 2.6 hence rates adopted could not be verified.- ***For the mentioned items rates are not available in DSR 2018 and hence market rates have been considered as per the assessment made by Consultant and the rates are reasonable.***
- c. No DSR no. mentioned against item sl. Nos.1.1.8 & 1.1.9 hence rate adopted cannot be verified. ***The DSR 2018 item nos have been mentioned against item no. 1.1.8 and the rate has been corrected from Rs.55/- to Rs.275/- per metre. The rate for item no. 1.1.9 is not available in DSR 2018 and hence the rate considered is market rate as per assessment of Consultant.***

With the above corrections, the cost of electrical works has been revised to **Rs. 9.68Lakhs inclusive of tax** instead of Rs.9.50Lakhs as proposed in note.

2) CIVIL ESTIMATE:

- i) Rate of item sl. No.7.2 considered is Rs.1983.35 instead of Rs.1980.35- ***Rate has been corrected***
- ii) Rate of item sl. No.7.3(i) considered is Rs.47.25 instead of Rs.48/-- ***Rate & DSR item no. Corrected***
- iii) Rate of item sl. No.10.3(ii) – for 75mm considered rate is Rs.77.85 instead of Rs.122.45 and for 110mm rate taken is Rs.108.45 instead of Rs.188.55- ***Rate has been corrected***
- iv) Rate of item sl. No.10.3(iv) for 110mm considered is Rs.23.85 instead of Rs.129.85- ***Rate has been corrected***
- v) Rate of item sl. No.11.5 considered is Rs.106.80 instead of Rs.113.90- ***DSR item no. has been corrected***
- vi) ***New item- 12.2- DSR item no. & rate has been corrected***
- vii) DSR no. of item sl. No.12.4 mentioned is 17.1.1 instead of DSR no.17.7.1. However rate adopted is of DSR no.17.7.1 only- ***DSR item no. has been corrected***
- viii) DSR no. of item sl. No.15.1(ii) mentioned is 21.1.2.1 instead of DSR no.21.1.1.1. However rate adopted is of DSR no.21.1.1.1 only- ***DSR item no. has been corrected***
- ix) As per the estimate there is no DSR for items at sl nos. 1.2(ii), 1.6, 5.4, 7.3(vi), 7.4(i), 7.5, 12.5, 14.5, 15.4, 15.5, 15.6 & 16.3. Market rates considered by RSC and hence rates adopted could not be verified.-

***Rates are available for MES SSR item nos 1.2(ii)-marginally high than market rate considered, 1.6- the MES SSR rate is higher than market rate considered, 12.5-the SSR rate is higher than market rate considered. Further, MES SSR rates considered are for Bangalore and may not be suitable to adopt for works in Mumbai and we do not have the MES SSR rates for Mumbai. However, for the other items, the rates are neither available in DSR 2018 nor in MES SSR 2010, hence, the present market rates at Mumbai have been considered by the consultant and the rates are reasonable.In view of the above, request to consider market rates for all the items.***

With the above corrections, there is a marginal change in the estimated cost for civil works but the proposed cost for civil works stands at Rs.74.70Lakhs and holds good.

After making corrections in the Civil & electrical estimates, the final estimated cost for civil works still stands at Rs.74.70Lakhs and for the electrical works, the estimate has been revised to Rs.9.68Lakhs instead of Rs.9.50Lakhs proposed.

The revised total estimated cost for the work (civil + electrical works) stands at **Rs.84.38Lakhs inclusive of tax** instead of Rs.84.20Lakhs. The corrected estimates are attached herewith.

Submitted for kind approval please as per DOP sl. No.106

RSC

**Created By:** 19917/RSC/ NAGARAJA M

**Created On:** 18/04/2020 Time : 10:26:34

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1) Based on the clarifications by RSC to the observations of ARB (sent in World Client), the proposal is coordinated for approval under Revenue Budget for Rs. **Rs. 84.38 Lakhs inclusive of taxes.**

2) The proposal is considered under Revenue Budget, keeping in view that after completion of the project the site office has to be handed over to MMRDA. Site office cost was considered by Marketing under site office expenses.

3) Point (2) above may kindly be confirmed by RJ and may forward the proposal for further approval.

**Created By:** 26452/AR/ SASI KUMAR K

**Created On:** 18/04/2020 Time : 10:54:49

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As per the contract with DMRC for MMRDA clause no 10.2.1 of ERGS, the site office has to be handed over to MMRDA. The expense towards constuction of site office has been factored under project cum site office head. An the estimate of Rs. 5.52 crores (for construction , furnishing, rentals for land etc,,) has been considered during bidding stage.

May please be considered for approval of the proposal.

**Created By:** 27580/RJ/ RAMESH KN

**Created On:** 18/04/2020 Time : 11:52:36

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Approved

**Created By:** 19056/ED(R)/ AMIT BANERJEE

**Created On:** 18/04/2020 Time : 14:23:45

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