

# Problem areas in Construction & Preventive Vigilance

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## (Before) AA

- To check whether the work is required?
- To see cost estimate is not inflated one.
- To see whether yardstick/regulations for various provisions are not exceeded.
- Problem Areas : i) No. AA
  - ii) Inflated Preliminary estimates.
  - iii) No check on preliminary estimate prepared by consultant.

# Technical Sanctions

- Economy and structural soundness
- Schedule of all items, rate, cost ,drawings, specifications, SOR, RA,
- consultant estimate should be checked by competent authority.
- Problem Areas :
  - i) estimate not Prepared
  - ii) No Check and sanctions to consultants estimate
  - iii) Ambiguity in Nomenclature
  - iv) No SOR followed
  - v) No RA Prepared
  - vi) No details & ref. to drawings
  - vii) Some component repeated in more than one items
  - viii) TS based on earlier accepted higher rates

# Consultancy

- No Publicity
- Appointed from old panel
- Ad-hoc rates
- Consultant Appointed when in-house facility available
- No action for part performance
- No max limit fixed for payment
- Rates for repetitive works not fixed
- Paid for service not rendered
- Consultants allowed to receive Sale proceeds of tenders
- No control on travel expenses for site visits
- No check on consultants planning, design and execution
- Consultant Passing on their responsibility to contractor.

# Preparation of Tender documents ( DTP)

- Std Tender form/schedules of quantities/set of drawings/specifications
- No approval
- Conflicting, vague, ambiguous provisions
- Prequalifications criteria ambiguous/stringent.
- Rate only items without quantities
- Advances for old Machinery. Mobilization Advance without interest.
- Unworkable period of construction
- Splitting of Works
- Brand of Product stipulated
- Voids to deducted from earth filling

# Tender Inviting/Opening/Scrutiny/approval

- e-tender
- Adequate time publicity
- No wide publicity
- Tender issued to ineligible contractor
- Tender sale and opening register not maintained
- Opening tender in the absence of tenderers
- Corrections/ omissions in tenders not numbered and attested
- Rate not quoted in figures
- Tender invited without availability of site and approval of local bodies.
- Limited tender for emergency but work delayed
- Late received tender considered for evaluation/award

# Tender Scrutiny

- No check/verifications on experience/qualifications criteria
- No evaluation of conditions/ accepting undue conditions
- Non finalization of tender within validity period
- L-1 ignored pointing out non-satisfactory performance
- Comparative statement not prepared and checked
- No assessment of reasonability of rates
- Wrong justification for higher rates
- Tender accepted of higher rates on second call
- Items deleted after tender opening
- Work awarded without proper verification of papers furnished by contractor such as EMD/SD/Valid IT/Sale tax
- Similar work at same time with different rate of major item.

# Work Agreement

- Unwanted papers in the agreement
- Important papers such as negotiations letter missing
- Performance Guarantee obtained late
- Insurance not taken as per conditions
- Bank Guarantee not verified through issuing bank
- Labor License not obtained
- Technical staff not employed
- Safety precautions not taken
- Guarantee not obtained

# Payment to Contractor

- Excess deviations allowed without approval of competent authority
- Less quantity of Abnormally Low Rated items executed and paid
- More quantity of AHR items executed and paid
- Items substituted to advantage of contractor
- Inadmissible extra items paid
- Exorbitant rate fixed for extra/substituted items
- Measurement not recorded in MB
- Checking of Hidden/other measurement not done
- Incomplete items paid on full rate or excessive part rate allowed
- Void not deducted for work of filling
- Secured Advance paid for :
  - i) Larger quantity than required
  - ii) Perishable Material without insurance
  - iii) Without adequate testing
- Not effecting recoveries of SA in respect of material utilized
- Non recovery of IT and other tax / levy etc
- Wrong payment of Price escalations
- PE Paid for which time limit extension not approved
- Retention money released before due date
- Substandard work allowed and full rate payment made
- Corrections in MB

# Site Records

- Registers with pages Numbered serially and to be issued by competent
- Hindrance register not maintained which is useful in time limit extension
- Site order ( Work order ) book not maintained
- Material At Site (MAS) a/c register for cement, steel , Bitumen etc
- Cement and steel not tested/ test certificate not available
- Test check by senior officer not done
- Record of mandatory tests not maintained properly
- Record of test of Earth from borrow area / water not maintained
- Record of testing of earth disposed off declaring unserviceable not maintained
- Record of disposal of rejected material to be maintained
- Inspection note not issued by senior inspecting officers

# Quality in Construction

- Earth Work :

- i) surplus excavated earth not levelled and dressed at disposal
- ii) Less sand filling done
- iii) Proper Compaction of earth not done
- iv) Lead chart for surplus earth not maintained
- v) Excavation less than specified

# Quality in Construction

- **Concrete Work :**

- i) Oversized / soft aggregate
- ii) Sand with more silt used
- iii) Honey combed concrete
- iv) Concrete not in plumb
- v) Less thickness of concrete
- vi) Proper overlap in reinforcement not provided
- vii) Exposed reinforcement due to not proper cover
- viii) Lesser diameter binding wire used
- ix) Expansion joint not properly located / provided
- x) Proper formwork not used

Thanks