



Ref: LET.2109.211019.BCH1.SL.1

19th October 2021

Blue Canyon Homes 1 Juristic Person
165 Moo 1 Thepkasattri Road
Mai Khao, Thalang
Phuket 83110, Thailand

**Attention: Khun Jaruwan Na Nakorn,
Project Manager/ Owner's Representative**

Dear Madam,

**Project: Blue Canyon Homes 1
Recommendation of the Main Building Works Contractor**

The tender of the main building works of the above captioned project was issued on 9th September 21 to 8 selected contractors. The tenderers are:

1. Art Asia Project Co., Ltd. (AAP)
2. Phuket SEA Corp Co., Ltd. (PSC)
3. Yaai Boa Karnchang Co., Ltd. (YBC)
4. Siam -PAC Construction Co., Ltd. (SPC)
5. TTK Construction and Design Co., Ltd. (TTK)
6. Vithan Engineering Co., Ltd. (VEC)
7. W. E. Construction Ltd., Part (WEC)
8. JTO Home Co., Ltd. (JTO)

Art Asia Project Co., Ltd. and JTO Home Co., Ltd. had withdrawn the offer later.

Then, there are 2 tender addendums issued to all Tenderers with total of 2 submissions and tender reports by PAC as followed:

1. Tender Document No. 01 was issued on 9th September 21

Tender submission #1 was on 15th September 21 and the Tender Evaluation Report and Pre-qualification Report were issued on 20th September 21 and conducted in the adjustment meeting to individual tenderer on 23rd September 21.

2. Tender Addendum was issued on 11th October 21

Tender submission #2 was on 15th October 21 and the tender report was issued on 19th October 21 as detail shown in the Attachment #1. The summary of the price is consist as followed:

I. Price Comparison – Adjusted Scope of Work (50% Score Factor)

Company	Final Price (Thai Baht), Excluding VAT	Ranking (Adjusted)
Phuket SEA Corp Co., Ltd. (PSC)		2
Yaai Boa Karnchang Co., Ltd. (YBC)		4
Siam-PAC Construction Co., Ltd.(SPC)		3
TTK Construction and Design Co., Ltd.(TTK)		5
Vithan Engineering Co., Ltd. (VEC)		1
W. E. Construction Ltd., Part (WEC)		5



Project Alliance Co., Ltd.

128/68, Unit 6 O, Floor 6, Payatai Plaza, Phaya Thai Road, Ratchathewi, Bangkok, 10400
Tel: 02-612-9551, Fax: 02-612-9550 general email: info@projectalliance.co.th www.projectalliance.co.th



II. Technical Comparison (50% Score Factor)

Company	Final Score				Ranking
	Programme	Technical	Safety	Other	
Phuket SEA Corp	8	0	5	0	3
Yaai Boa Karnchang	0	0	0	0	6
Siam-PAC Construction	8	0	5	2	2
TTK Construction and Design	0	0	3	0	4
Vithan Engineering	8	8	8	2	1
W. E. Construction	0	1	0	0	5

Hence, the final score were combined into the ranking with Price and Technical scored as following:

Ranking	1	2	3	4	5	6
Company	Vithan Engineering (VEC)	Phuket SEA Corp (PSC)	Siam-PAC Construction (SPC)	Yaai Boa Karnchang (YBC)	TTK Construction and Design	W. E. Construction (WEC)
Total Score	8.32	5.96	5.76	3.00	2.86	2.65

Conclusion

It is recommended that VEC, PSC and SPC were to be invited for negotiation and to be selected for award Main Building Work for the Project with the following reasons:

- Their prices are within the budget and lower than the other (when compare at the same scope of works).
- They are comparable technically. However, they are better in term of construction, workmanship and site safety management.

Should you have any questions, please do not hesitate to contact us.

Sincerely yours,

For and on behalf of Project Alliance Co., Ltd.

Suchart Latthitham
Director/Project Manager

Attachment:

1. Tender Evaluation Summary (Phase 123)#02 for Main Building Works Dated 18th October 21, 4 Pages
2. Technical Evaluation Dated 18th October 07, 1 Page
3. BCH1-FM-OP-13 Tender Evaluation Summary Sheet Dated 12th September 07, 1 Page



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PROJECT : BLUE CANYON HOMES 1
OWNER : Blue Canyon Homes 1 Juristic Person
TENDER EVALUATION NO.2

				PAC SUBMIT : 15 October 2021				YBC SUBMIT : 15 October 2021					
ITEM	DESCRIPTION OF WORK	TOR	UNIT	Q'TY	Phase 1 AMOUNT	Phase 2 AMOUNT	Phase 3 AMOUNT	TOTAL (BAHT)	Q'TY	Phase 1 AMOUNT	Phase 2 AMOUNT	Phase 3 AMOUNT	TOTAL (BAHT)
	SUMMARY THE COST												
A	Preliminaries		LS.										
B	Scaffolding		LS.										
C	Demolition work		LS.										
D	Roof finishes		LS.										
E	Paintwork		LS.										
F	Glass work		LS.										
G	Miscellaneous work		LS.										
H	Bridge		LS.										
I	Provisional Sums		LS.										
J	TOTAL												
K	OVERHEAD & PROFIT												
L	TENDER SUM SUBMITTED (EXCLUDING VAT)												
M	ADJUSTMENT FOR ARITHMETICAL ERROR												
N	CORRECTED TENDER SUM (EXCLUDING VAT)												
O	ADJUSTMENT :												
1	Post Top Light (Labour Cost)	A-8 Bridge , B-8 Bridge											
2	Down Light (Labour Cost)	A-8 Bridge , B-8 Bridge											
	* Denote figure based upon Tenderers's estimate												
P	TOTAL AMOUNT AFTER ADJUSTMENT (EXCLUDING VAT)												
Q	VAT 7 %												
R	TOTAL AMOUNT AFTER ADJUSTMENT (INCLUDING VAT)												
	TENDER POSITION												
	AMOUNT OF DIFFERENCE COMPARE WITH THE LOWEST TENDERER												
1	ATTACHED DOCUMENT WITH TENDER SUBMISSION												
1.1	The Completed Form of Tender (FOT)												YES
1.2	The Price Bills of Quantities												YES
1.3	Construction Programme & Working Schedule												Not Yet Submit
1.4	Completed Pre-Qualification Questionnaire (PQ)												YES
1.5	Construction Method & Sequent												YES
1.6	Organization chart for this project												Not Yet Submit
1.7	Confidential Disclosure Agreement												YES
1.8	EH & S Document												Not Yet Submit
2	CONSTRUCTION PERIOD												
2.1	Completed works (practical)	12 Months											Not Yet Submit
3	TENDER VALID	Sixty (60) calendar days											Not specify mean accept from TOR
4	TYPE OF CONTRACT	Fixed Lump Sum											Not specify mean accept from TOR
5	ADVANCE PAYMENT	10% of accepted Contract Sum undated Company cheques made out to th Employer											Not specify mean accept from TOR
6	PERFORMANCE BOND	10% of accepted Contract Sum											Not specify mean accept from TOR
7	TERM OF PAYMENT	30 days after PAC's will clarify and issued a certificate											Not specify mean accept from TOR
8	RETENTION	5% of progress payments but shall be limited to 5% of the Original Contract Sum											Not specify mean accept from TOR
9	AMOUNT PAYABLE DUE TO FAILURE TO COMPLETE	0.01% of the Contract Value per day up to a maximum of 10% of the sum stated in the Agreement											Not specify mean accept from TOR
10	WARRANTY PERIOD	Twelve (12) months after Practical Completion											Not specify mean accept from TOR
11	INSURANCE	Arrange for all risks, and Third party insurance policy in the names of the Client											Not specify mean accept from TOR
12	OTHER CONDITION												

SYMBOL

 = Denotes figure which are high

 = Denotes figure which are low

 = Denotes item must clarify with Tenderer



BILL OF QUANTITIES

PROJECT : BLUE CANYON HOMES 1
 OWNER : Blue Canyon Homes 1 Juristic Person
 TENDER EVALUATION NO.2

			WEC				TTK					
			SUBMIT : 15 October 2021				SUBMIT : 15 October 2021					
ITEM	DESCRIPTION OF WORK	TOR	Q'TY	Phase 1	Phase 2	Phase 3	TOTAL	Q'TY	Phase 1	Phase 2	Phase 3	TOTAL
				AMOUNT	AMOUNT	AMOUNT	(BAHT)		AMOUNT	AMOUNT	AMOUNT	(BAHT)
	SUMMARY THE COST											
A	Preliminaries											
B	Scaffolding											
C	Demolition work											
D	Roof finishes											
E	Paintwork											
F	Glass work											
G	Miscellaneous work											
H	Bridge											
I	Provisional Sums											
J	TOTAL											
K	OVERHEAD & PROFIT											
L	TENDER SUM SUBMITTED (EXCLUDING VAT)											
M	ADJUSTMENT FOR ARITHMETICAL ERROR											
N	CORRECTED TENDER SUM (EXCLUDING VAT)											
O	ADJUSTMENT :											
1	Post Top Light (Labour Cost)	A-8 Bridge , B-8 Bridge										
2	Down Light (Labour Cost)	A-8 Bridge , B-8 Bridge										
	* Denote figure based upon Tenderers's estimate											
P	TOTAL AMOUNT AFTER ADJUSTMENT (EXCLUDING VAT)											
Q	VAT 7 %											
R	TOTAL AMOUNT AFTER ADJUSTMENT (INCLUDING VAT)											
	TENDER POSITION											
	AMOUNT OF DIFFERENCE COMPARE WITH THE LOWEST TENDERER											
1	ATTACHED DOCUMENT WITH TENDER SUBMISSION											
1.1	The Completed Form of Tender (FOT)				YES					YES		
1.2	The Price Bills of Quantities				YES					YES		
1.3	Construction Programme & Working Schedule				Not Yet Submit					YES		
1.4	Completed Pre-Qualification Questionnaire (PQ)				YES					YES		
1.5	Construction Method & Sequent				YES					YES		
1.6	Organization chart for this project				Not Yet Submit					YES		
1.7	Confidential Disclosure Agreement				YES					YES		
1.8	EH & S Document				Not Yet Submit					YES		
2	CONSTRUCTION PERIOD											
2.1	Completed works (practical)	12 Months			Not specify mean accept from TOR					Not specify mean accept from TOR		
3	TENDER VALID	Sixty (60) calendar days			Not specify mean accept from TOR					Not specify mean accept from TOR		
4	TYPE OF CONTRACT	Fixed Lump Sump			Not specify mean accept from TOR					Not specify mean accept from TOR		
5	ADVANCE PAYMENT	10% of accepted Contract Sum undated Company cheques made out to th Employer			Not specify mean accept from TOR					Not specify mean accept from TOR		
6	PERFORMANCE BOND	10% of accepted Contract Sum			Not specify mean accept from TOR					Not specify mean accept from TOR		
7	TERM OF PAYMENT	30 days after PAC's will clarify and issued a certificate			Not specify mean accept from TOR					Not specify mean accept from TOR		
8	RETENTION	5% of progress payments but shall be limited to 5% of the Original Contract Sum			Not specify mean accept from TOR					Not specify mean accept from TOR		
9	AMOUNT PAYABLE DUE TO FAILURE TO COMPLETE	0.01% of the Contract Value per day up to a maximum of 10% of the sum stated in the Agreement			Not specify mean accept from TOR					Not specify mean accept from TOR		
10	WARRANTY PERIOD	Twelve (12) months after Practical Completion			Not specify mean accept from TOR					Not specify mean accept from TOR		
11	INSURANCE	Arrange for all risks, and Third party insurance policy in the names of the Client			Not specify mean accept from TOR					Not specify mean accept from TOR		
12	OTHER CONDITION											

SYMBOL



PROJECT : BLUE CANYON HOMES 1
OWNER : Blue Canyon Homes 1 Juristic Person
TENDER EVALUATION NO.2

			PSC				VEC					
			SUBMIT : 15 October 2021				SUBMIT : 15 October 2021					
ITEM	DESCRIPTION OF WORK	TOR	Q'TY	Phase 1	Phase 2	Phase 3	TOTAL	Q'TY	Phase 1	Phase 2	Phase 3	TOTAL
				AMOUNT	AMOUNT	AMOUNT	(BAHT)		AMOUNT	AMOUNT	AMOUNT	(BAHT)
	SUMMARY THE COST											
A	Preliminaries											
B	Scaffolding											
C	Demolition work											
D	Roof finishes											
E	Paintwork											
F	Glass work											
G	Miscellaneous work											
H	Bridge											
I	Provisional Sums											
J	TOTAL											
K	OVERHEAD & PROFIT											
L	TENDER SUM SUBMITTED (EXCLUDING VAT)											
M	ADJUSTMENT FOR ARITHMETICAL ERROR											
N	CORRECTED TENDER SUM (EXCLUDING VAT)											
O	ADJUSTMENT :											
1	Post Top Light (Labour Cost)	A-8 Bridge , B-8 Bridge										
2	Down Light (Labour Cost)	A-8 Bridge , B-8 Bridge										
	* Denote figure based upon Tenderers's estimate											
P	TOTAL AMOUNT AFTER ADJUSTMENT (EXCLUDING VAT)											
Q	VAT 7 %											
R	TOTAL AMOUNT AFTER ADJUSTMENT (INCLUDING VAT)											
	TENDER POSITION											
	AMOUNT OF DIFFERENCE COMPARE WITH THE LOWEST TENDERER											
I	ATTACHED DOCUMENT WITH TENDER SUBMISSION											
1.1	The Completed Form of Tender (FOT)				YES					YES		
1.2	The Price Bills of Quantities				YES					YES		
1.3	Construction Programme & Working Schedule				YES					YES		
1.4	Completed Pre-Qualification Questionnaire (PQ)				YES					YES		
1.5	Construction Method & Sequent				YES					YES		
1.6	Organization chart for this project				YES					YES		
1.7	Confidential Disclosure Agreement				YES					YES		
1.8	EH & S Document				YES					YES		
2	CONSTRUCTION PERIOD											
2.1	Completed works (practical)	12 Months			Not specify mean accept from TOR (364 days /30/10/2022)						Not specify mean accept from TOR	
3	TENDER VALID	Sixty (60) calendar days			Not specify mean accept from TOR						Not specify mean accept from TOR	
4	TYPE OF CONTRACT	Fixed Lump Sump			Not specify mean accept from TOR						Not specify mean accept from TOR	
5	ADVANCE PAYMENT	undated Company cheques made out to th Employer			Not specify mean accept from TOR						Not specify mean accept from TOR	
6	PERFORMANCE BOND	10% of accepted Contract Sum			Not specify mean accept from TOR						Not specify mean accept from TOR	
7	TERM OF PAYMENT	30 days after PAC's will clarify and issued a certificate			Not specify mean accept from TOR						Not specify mean accept from TOR	
8	RETENTION	5% of progress payments but shall be limited to 5% of the Original Contract Sum			Not specify mean accept from TOR						Not specify mean accept from TOR	
9	AMOUNT PAYABLE DUE TO FAILURE TO COMPLETE	0.01% of the Contract Value per day up to a maximum of 10% of the sum stated in the Agreement			Not specify mean accept from TOR						Not specify mean accept from TOR	
10	WARRANTY PERIOD	Twelve (12) months after Practical Completion			Not specify mean accept from TOR						Not specify mean accept from TOR	
11	INSURANCE	Arrange for all risks, and Third party insurance policy in the names of the Client			Not specify mean accept from TOR						Not specify mean accept from TOR	
12	OTHER CONDITION											

SYMBOL

PROJECT : BLUE CANYON HOMES 1 OWNER : Blue Canyon Homes 1 Juristic Person TENDER EVALUATION NO.2			SPC SUBMIT : 15 October 2021				
ITEM	DESCRIPTION OF WORK	TOR	Q'TY	Phase 1 AMOUNT	Phase 2 AMOUNT	Phase 3 AMOUNT	TOTAL (BAHT)
	SUMMARY THE COST						
A	Preliminaries						
B	Scaffolding						
C	Demolition work						
D	Roof finishes						
E	Paintwork						
F	Glass work						
G	Miscellaneous work						
H	Bridge						
I	Provisional Sums						
J	TOTAL						
K	OVERHEAD & PROFIT						
L	TENDER SUM SUBMITTED (EXCLUDING VAT)						
M	ADJUSTMENT FOR ARITHMETICAL ERROR						
N	CORRECTED TENDER SUM (EXCLUDING VAT)						
O	ADJUSTMENT :						
1	Post Top Light (Labour Cost)	A-8 Bridge , B-8 Bridge					
2	Down Light (Labour Cost)	A-8 Bridge , B-8 Bridge					
	* Denote figure based upon Tenderers's estimate						
P	TOTAL AMOUNT AFTER ADJUSTMENT (EXCLUDING VAT)						
Q	VAT 7 %						
R	TOTAL AMOUNT AFTER ADJUSTMENT (INCLUDING VAT)						
	TENDER POSITION						
	AMOUNT OF DIFFERENCE COMPARE WITH THE LOWEST TENDERER						
1	ATTACHED DOCUMENT WITH TENDER SUBMISSION						
1.1	The Completed Form of Tender (FOT)						
1.2	The Price Bills of Quantities						
1.3	Construction Programme & Working Schedule						
1.4	Completed Pre-Qualification Questionnaire (PQ)						
1.5	Construction Method & Sequence						
1.6	Organization chart for this project						
1.7	Confidential Disclosure Agreement						
1.8	EH & S Document						
2	CONSTRUCTION PERIOD						
2.1	Completed works (practical)	12 Months					
3	TENDER VALID	Sixty (60) calendar days					
4	TYPE OF CONTRACT	Fixed Lump Sum					
5	ADVANCE PAYMENT	10% of accepted Contract Sum undated Company cheques made out to th Employer					
6	PERFORMANCE BOND	10% of accepted Contract Sum					
7	TERM OF PAYMENT	30 days after PAC's will clarify and issued a certificate					
8	RETENTION	5% of progress payments but shall be limited to 5% of the Original Contract Sum					
9	AMOUNT PAYABLE DUE TO FAILURE TO COMPLETE	0.01% of the Contract Value per day up to a maximum of 10% of the sum stated in the Agreement					
10	WARRANTY PERIOD	Twelve (12) months after Practical Completion					
11	INSURANCE	Arrange for all risks, and Third party insurance policy in the names of the Client					
12	OTHER CONDITION						

SYMBOL



Tender Technical Evaluation #2

Tenderer Description	TTK	VITHAN	PHUKET SEA-CORP	SIAM-PAC	W.E.	Y.B.C.
Completed FOT. Form of Tender	✖	✓	✓	✖	✖	✓
Priced BOQ. In Excel File	Emailed	✓ CD.	✓ CD.	Emailed CD does not contain information.	✖ (Not Conform)	✓ CD.
Outline Program for the Works	✖ ! ไม่ระบุ	✓ (4 x 3 phase) 12 Months	✓ (4 x 3 phase) 12 Months	✓ (4 x 3 phase) 12 Months	✖ (4 x 3 phase) 12 Months	✖ ! ไม่ระบุ
Completed PQ.	✓	✓	✓	✓	?	✓
Site Visiting (08/09/21)	✓	✓	✓	✓	✓	✓
Safety Plan	✓	✓	✓	✓		
Method Statement	✖	✖	✖	✖		
Organization Chart	✓	✓	✓	✓		
Comment On Program	Milestone prerequisite date				All	
		VITHAN 1. 28/02/22 2. 28/06/22 3. 26/10/22 CPC. 31/10/22	PSC 1. 10/10/22 2. 20/06/22 3. 28/02/22 CPC. 31/10/22	SIAM-PAC 1. 31/10/22 2. 30/06/22 3. 28/02/22 CPC. 31/10/22	✖ : Method Statement ✖ : Shop And As-Built Drawing, Material, Method Statement Approval Schedule Shown	
Comment On Technical Document	TKK	VITHAN	PSC	SIAM-PAC	✖ : Procurement of material Long Lead Item _Roof tile , Tempered glass	
	✓ : Safety Plan + JSA ✓ : Safety Measure	✓ : Man-power Program ✓ : Equipment Program ✓ : Safety Plan + JSA	✓ : Safety Plan	✓ : Safety Plan ✓ : Safety Measure ✓ : Internal Operating Plan		



Tender Evaluation Summary Sheet
Project : BLUE CANYON HOMES 1

Attachment 3

Work : Renovation Work

Trade No. : ...SI-0301.....

Evaluation : No .2

Dated : 19 October 2021

No.	Bidder Name	Items / Score / Range										Remark		
		A 50%		B 20%		C 15%		D 12%		E 3%			Total (By Weight)	
		Price (Adjusted)		Programme		Technical		Safety		Other				
		Score (Max, 10)	Range	Score (Max, 10)	Range	Score (Max, 10)	Range	Score (Max, 10)	Range	Score (Max, 10)	Range		Score (Max, 10)	Range
1	Yaai Boa Karnchang Co., Ltd. (YBC)	6.00	4	0.00	4	0.00	3	0.00	5	0.00	3	3.00	4	
2	W.E.Construction Ltd., Part (WEC)	5.00	5	0.00	4	1.00	2	0.00	5	0.00	3	2.65	6	
3	TTK Construction and Design Co., Ltd. (TTK)	5.00	5	0.00	4	0.00	3	3.00	3	0.00	3	2.86	5	
4	Phuket SEA Corp Co., Ltd.	8.00	2	8.00	1	0.00	3	3.00	3	0.00	3	5.96	2	
5	Vithan Engineering Co., Ltd.	9.00	1	8.00	1	8.00	1	8.00	1	2.00	1	8.32	1	
6	Siam -PAC Construction Co., Ltd. (SPC)	7.00	3	8.00	1	0.00	3	5.00	2	2.00	1	5.76	3	