

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 had withdrawn the offer later.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





II. Technical Comparison (50% Score Factor)

	Final Score										
Company	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	Company Vithan		Siam-PAC	Yaai Boa	TTK	W. E.
o ze s as	Engineering (VEC)	SEA Corp (PSC)	Construction (SPC)	Karnchang (YBC)	Construction and Design	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





						PAC SUBMIT : 15 Oc					YBC SUBMIT: 15 Oc		
EM	DESCRIPTION OF WORK	TOR	UNIT	Q'TY	Phase 1	Phase 2	Phase 3	TOTAL	Q'TY	Phase 1	Phase 2	Phase 3	ТОТА
	SUMMARY THE COST				AMOUNT	AMOUNT	AMOUNT	(BAHT)		AMOUNT	AMOUNT	AMOUNT	(BAH
	Preliminaries		LS.										
3	Scaffolding		LS.										
7	Demolition work		LS.										
D	Roof finishes		LS.										
E	Paintwork		LS.										
F	Glass work		LS.										
G	Miscellaneous work		LS.										
Н	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)		_										
			\vdash										
О	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												
Q	(EXCLUDING VAT) VAT 7%							7					
R	TOTAL AMOUNT AFTER ADJUSTMENT												
	(INCLUDING VAT)		_			- T							
	TENDER POSITION				16	<i>)</i> `	7						
	AMOUNT OF DIFFERENCE COMPARE WITH	THE LOWEST TENDERER											,
1	ATTACHED DOCUMENT WITH TENDER												
1.1	SURMISSION The Completed Form of Tender (FOT)										YES		
	The Price Bills of Quantities										YES		
	Construction Programme & Working Schedule Completed Pre-Qualification Questionnaire (PQ)			_							Not Yet Su YES		
_	Construction Method & Sequent	10									YES		
	Organization chart for this project										Not Yet Su	bmit	
	Confidential Disclosure Agreement EH & S Document		_								YES Not Yet Su	hmit	
1.0	EH & S Document		-	_							Not ret su		
2	CONSTRUCTION PERIOD												
2.1	Completed works (practical)	12 Months Sixty (60) colondar days	-							N.	Not Yet Su ot specify mean acc		
4	TENDER VALID TYPE OF CONTRACT	Sixty (60) calendar days Fixed Lump Sump	<u> </u>								ot specify mean acc		
		10% of accepted Contract Sum											
5	ADVANCE PAYMENT	undated Company cheques made out to								N	ot specify mean acc	cept from TOR	
	PERFORMANCE BOND	th Employer 10% of accepted Contract Sum	-							N	of specify mean acc	cept from TOR	
6		30 days after PAC's will clarify and											
		issued a certificate	L							N	ot specify mean acc	cept from TOR	
	TERM OF PAYMENT		1 -										
7		5% of progress payments but shall be								N	ot specify mean acc	cept from TOR	
7		limited to 5% of the Original Contract											
7		limited to 5% of the Original Contract Sum											
8	RETENTION AMOUNT PAYABLE DUE TO FAILURE TO	limited to 5% of the Original Contract								N	ot specify mean acc	cept from TOR	
8	RETENTION	limited to 5% of the Original Contract Sum 0.01% of the Contract Value per day								N	ot specify mean acc	cept from TOR	
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8	RETENTION AMOUNT PAYABLE DUE TO FAILURE TO	limited to 5% of the Original Contract Sum 0.01% of the Contract Value per day up to a maximum of 10% of the sum stated in the Agreement Twelve (12) months after Practical Completion									ot specify mean acc		
7 8 9 110	RETENTION AMOUNT PAYABLE DUE TO FAILURE TO COMPLETE WARRANTY PERIOD	limited to 5% of the Original Contract Sum 0.01% of the Contract Value per day up to a maximum of 10% of the sum stated in the Agreement Twelve (12) months after Practical Completion Arrange for all risks, and Third party								N	ot specify mean acc	cept from TOR	
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= 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 SUBMIT: 15 Oc			TTK 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		
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A	SUMMARY THE COST Preliminaries													
В	Scaffolding													
С	Demolition work													
D	Roof finishes													
E	Paintwork													
F	Glass work													
G	Miscellaneous work													
Н	n.41													
п	Bridge													
I	Provisional Sums													
J	TOTAL													
	TOTAL													
К	OVERHEAD & PROFIT													
L	TENDER SUM SUBMITTED (EXCLUDING VAT)													
M	ADJUSTMENT FOR ARITHMETICAL ERROR													
N	CORRECTED TENDER SUM (EXCLUDING VAT)							$oldsymbol{ iny}$						
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	* Denote figure based upon Tenderers's estimate													
	TOTAL AMOUNT AFTER ADJUSTMENT													
Р	(EXCLUDING VAT)													
Q	VAT 7% TOTAL AMOUNT AFTER ADJUSTMENT													
R	(INCLUDING VAT)													
			l											
	TENDER POSITION AMOUNT OF DIFFERENCE COMPARE WITH	THE LOWEST TENDERER												
	ATTACHED DOCUMENT WITH TENDER													
1	SURMISSION													
	The Completed Form of Tender (FOT) The Price Bills of Quantities				YES YES					YES				
1.3	Construction Programme & Working Schedule				Not Yet St					YES				
	Completed Pre-Qualification Questionnaire (PQ)				YES YES					YES				
	Construction Method & Sequent Organization chart for this project	14			Not Yet St					YES				
1.7	Confidential Disclosure Agreement				YES					YES				
1.8	EH & S Document				Not Yet St	ıbmit				YES	3			
_	CONSTRUCTION PERIOD	V												
2				N	ot specify mean ac	cept from TOR			N	ot specify mean ac				
2.1	Completed works (practical)	12 Months	Not specify mean accept from TOR Not specify mean accept from TOR											
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2.1	Completed works (practical)				ot specify mean ac	cept from TOR				ot specify mean ac				
2.1 3	Completed works (practical) TENDER VALID	Sixty (60) calendar days Fixed Lump Sump		N		cept from TOR			N		ccept from TOR			
2.1 3 4	Completed works (practical) TENDER VALID TYPE OF CONTRACT ADVANCE PAYMENT	Sixty (60) calendar days Fixed Lump Sump 10% of accepted Contract Sum undated Company cheques made out to th Employer		N	ot specify mean ac	cept from TOR cept from TOR			N N	ot specify mean ac	ecept from TOR			
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SYMBOL



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

					PSC SUBMIT : 15 Oct	tober 2021		VEC 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		
	SUMMARY THE COST			AMOUNT	AMOUNT	AMOUNT	(BAHT)		AMOUNT	AMOUNT	AMOUNT	(BAHT)		
A	Preliminaries													
В	Scaffolding													
С	Demolition work													
D	Roof finishes													
E	Paintwork													
F	Glass work													
_	Chara Work													
G	Miscellaneous work													
Н	Bridge													
	e .													
I	Provisional Sums													
J	TOTAL													
K	OVERHEAD & PROFIT													
_														
L	TENDER SUM SUBMITTED (EXCLUDING VAT)													
M N	ADJUSTMENT FOR ARITHMETICAL ERROR CORRECTED TENDER SUM (EXCLUDING VAT)													
0	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					7								
Р	TOTAL AMOUNT AFTER ADJUSTMENT													
	(EXCLUDING VAT) VAT 7%													
	***** * ***													
Q	TOTAL AMOUNT AFTER ADJUSTMENT													
Q R	TOTAL AMOUNT AFTER ADJUSTMENT (INCLUDING VAT)													
	(INCLUDING VAT)	THE LOWEST TENDERER												
	(INCLUDING VAT) TENDER POSITION	THE LOWEST TENDERER			?									
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R 1	(INCLUDING VAT) TENDER POSITION AMOUNT OF DIFFERENCE COMPARE WITH	THE LOWEST TENDERER			YES					YES				
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PROJECT : BLUE CANYON HOMES 1 OWNER : Blue Canyon Homes 1 Juristic Person TENDER EVALUATION NO.2 SPC SUBMIT : 15 October 2021 Phase 3 TOTAL Phase 1 Phase 2 ITEM DESCRIPTION OF WORK TOR Q'TY AMOUNT AMOUNT (BAHT) SUMMARY THE COST A Preliminaries B Scaffolding C Demolition work D Roof finishes Paintwork F Glass work G Miscellaneous work H Bridge I Provisional Sums J TOTAL K OVERHEAD & PROFIT L TENDER SUM SUBMITTED (EXCLUDING VAT) М 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 TOTAL AMOUNT AFTER ADJUSTMENT (EXCLUDING VAT) VAT 7%
TOTAL AMOUNT AFTER ADJUSTMENT Q (INCLUDING VAT) AMOUNT OF DIFFERENCE COMPARE WITH THE LOWEST TENDERER ATTACHED DOCUMENT WITH TENDER SUBMISSION 1.1 The Completed Form of Tender (FOT) 1.2 The Price Bills of Quantities YES 1.3 Construction Programme & Working Schedule 1.4 Completed Pre-Qualification Questionnaire (PQ) YES 1.5 Construction Method & Sequent 1.6 Organization chart for this project YES 1.7 Confidential Disclosure Agreement YES 1.8 EH & S Document YES 2 CONSTRUCTION PERIOD 2.1 Completed works (practical) 12 Months 3 TENDER VALID Not specify mean accept from TOR Sixty (60) calendar days TYPE OF CONTRACT Fixed Lump Sump Not specify mean accept from TOR 10% of accepted Contract Sum ADVANCE PAYMENT undated Company cheques made out t Not specify mean accept from TOR th Employer Not specify mean accept from TOR PERFORMANCE BOND 10% of accepted Contract Sum 30 days after PAC's will clarify and 7 TERM OF PAYMENT Not specify mean accept from TOR issued a certificate 5% of progress payments but shall be Not specify mean accept from TOR RETENTION limited to 5% of the Original Contract 0.01% of the Contract Value per day AMOUNT PAYABLE DUE TO FAILURE TO up to a maximum of 10% of the sum Not specify mean accept from TOR COMPLETE stated in the Agreement Twelve (12) months after Practical WARRANTY PERIOD Not specify mean accept from TOR Completion Arrange for all risks, and Third party Not specify mean accept from TOR INSURANCE insurance policy in the names of the 12 OTHER CONDITION

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Tender Technical Evaluation #2

	T		I	T		
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	x ! ໃນ່ຈະນຸ	(4 x 3 phase) 12 Months	✓ (4 x 3 phase) 12 Months	(4 x 3 phase) 12 Months	(4 x 3 phase) 12 Months	x ! ไม่ระบุ
Completed PQ.	≠	←	4	≠	?	≠
Site Visiting (08/09/21)	✓	4	+	+	4	4
Safety Plan	✓	✓	✓			
Method Statement	×	×	×	×	×	×
Organization Chart	✓	✓	•	*		
Comment On Program		Milestone pre	erequisite date		A	.11
	9	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 S ➤ : Shop And Drawing, Method S Approval Shown	As-Built Material, tatement Schedule
Comment On Technical Document	TKK ✓ : Safety Plan + JSA ✓ : Safety Measure			SIAM-PAC ✓: Safety Plan ✓: Safety Measure ✓: Internal Operating Plan	x: Procurement material Language Item _Room Tempered	ong Lead of tile ,



Tender Evaluation Summary Sheet

Project: BLUE CANYON HOMES 1

Work : Renovation Work

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

Evaluation: No .2

			Items / Score / Range															
			50%		20%		15%		12%		3%	Total (By	Weight)					
No.	Bidder Name				Programme		ical								Other		· · · · · · · · · · · · · · · · · · ·	Remark
		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					

Attachment 3