COMMON MISTAKES AND OMISSIONS IN BILLS

PART 2 - CIVIL LABOUR WORKS

We normally award civil labour works on lumpsum rate for one sft of built up area. The mistakes in the bill are mainly due to miscalculation of built up area or misinterpretation of contractual provisions. It has been observed that work orders are not properly studied and engineers are ignorant about contractor's scope of work . In many cases some of the works included in the scope of main civil contract were not carried out at all or carried out by other contractors and no deductions were effected from civil contractors' bills.

Following are examples:

Non detection of scope omission

1. Scaffolding for lift installation included in civil contractors' scope but actual work was done by lift vendor. Yet no price adjustment in civil contracts.
2. 20' soling and PCC surrounding the building in civil labour contractors' scope but work carried out by other contractors with no deduction from civil contract amount
3. Fixing of door frames in civil contractors' scope but no deductions in their bills even though someone else did the work.
4. Ditto for treatment of joints between masonry and RCC.
5. Ditto for fixing sleeves and inserts in concrete.
6. Bitumen coating to substructure not done or done partly with no price adjustments.
7. Casting of concrete cubes and shifting them for testing not done by civil contractors but no cost adjustment carried out.
8. Cost adjustment for steel and concrete given for contractors' structures, crane foundations etc not done.
9. Binding wire and cover blocks in contractors' scope but supplied by the company without cost adjustment.
10. Maintenance of dewatering pumps supplied by company in spite of being contractors' responsibility , is carried out by us .
11. Contract provided for free power for certain specific equipment to be brought by the contractor but free power was used for equipment not in the specified list too.

BUILT- UP AREA CALCULATIONS:

Some major examples are given below which demonstrate the mistakes made in payable BUA calculations.

1. Casting of slab where void was left earlier such as in service shaft s : The concept of creation of BUA encompasses construction of all elements to create built up space i. e. the floor, the roof and walls. Since cost of all such elements has already been considered by the contractor in his price , casting a slab to close an opening cannot be considered as construction of an additional built up area a new . The work if not in the original contract , shall be considered only as casting an extra slab and paid accordingly.
2. Area of water tanks in basements : In many cases water tanks are part of the basements with some of the slabs and walls being common to both. In these cases construction of water tanks was in contractors' scope and area of water tank did not qualify as built up area of the building. In such case the area occupied by water tanks in the basement or wherever for that matter , needs to be excluded from the BUA calculations of the basement. If this is not done , we are paying for the same work twice.
3. In certain cases residence units are converted into stilt parking or refuge areas or the floor height is reduced or vice versa . In all such cases multiples for conversion of plan area into payable BUA under the contract are different and revised BUA needs to be worked out immediately after the changes are made known .
4. If the voids are left by the contractor in slabs for installation of equipment or temporary works , the areas kept as voids need to be appropriately deleted from payable areas till such voids are closed.