

**MINUTES FOR E-PRICE BID REVISION APPROVAL CWC-I HELD ON 02-06-2023  
FOR THE CIVIL WORK – SPECIAL REPAIRS AND EXTENSION OF BUILDING  
NO. TB-137 AT HVF ESTATE.**

**CIVIL ENGINEERING OFFICE**

The following Officers were present:-

|                            |                       |                  |
|----------------------------|-----------------------|------------------|
| 1. Shri. Dinesh Singh      | Chief General Manager | Chairman         |
| 2. Shri. G.Krishna Kishore | GM / HR and F&A       | Member / Finance |
| 3. Shri. P.K Arora         | GM / IMS & CP         | Member / User    |
| 4. Shri. K.Tulasi Rao      | Jt.GM / IMS           | Member Secretary |

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2023-24/03, Dt. 17-04-2023.  
CPPP E-Proc Tender ID : 2023\_AVNL\_151874\_1
- 02 Name of the Work : Special repairs and extension of building no.TB-137  
at HVF Estate
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 920/34 ( Capital Grant)
- 05 User Section : HVF / CE Estate
- 06 Estimated cost of Work (Approx) : Rs.55,32,000 /= (As per delegation of Financial  
Powers issued by AVNL as on 01-10-2021, Point  
Sl.No. 53. (For Capital Civil works for amenity  
buildings including residential and hostel  
accomodations), Sub Clause "b", and AVNL  
Amendment letter Dt. 22-04-2022, CGM is  
empowered for Issue of Acceptance of Necessity &  
Administrative Approval and placement of contract  
for Departmental Works upto Rs. 03 Crores. Hence  
the subject case falls under the financial powers of  
CWC-I)
- 07 Approval & Financial Concurrence : i. CGM Approval vide CE(Est) Note  
No.1659/CE(E)/2022-23/CAP., Dt.27-04-2023  
ii. F&A Concurrence vide Letter No. 12501/HVF/  
FIN&ACCT/86/2023, dt. 02-05-2023.  
iii.ADP Approval vide Letter No.91002/ADP/HVF  
(ND2312) / AVNL / 2023-24., Dt.21.04.2023
- 08 e-Tender published in CPPP e-proc website : 17-04-2023  
on
- 09 Scheduled Bid submission closing date and : Bid Submission Closing Date : 02-05-2023  
Date of Tender Opening : Technical Tender Opening Date : 03-05-2023
- 10 No. of T.O.D Postponements : 01 Auto Extension.  
1<sup>st</sup> Extn (BSCD : 16-05-2023 & TOD :17-05-2023)
- 11 e-Tender Technical /Eligibility Bid opened on : 17-05-2023
- 12 No. of Responses received online : 04 Responses / bids were received online.



13 Names of Contractors who has responded :

| SI. No. | NAME OF THE CONTRACTOR               | EMD VALIDITY                                                  | OFFER VALIDITY |
|---------|--------------------------------------|---------------------------------------------------------------|----------------|
| 01      | M/s. Siva Enterprises, Chennai.      | Fixed Deposit Receipt (FDR) with date of Maturity 11-08-2023  | 15-08-2023     |
| 02      | M/s. Sri Lakshmi Industries, Chennai | Fixed Deposit Receipt (FDR) with date of Maturity 02-05-2024. | 15-08-2023     |
| 03      | M/s.PSG Constructions, Chennai       | Fixed Deposit Receipt (FDR) with date of Maturity 12-11-2023. | 15-08-2023     |
| 04      | M/s. S Vinyagamurthy, Thiruvallur    | EMD Original not submitted                                    | 15-08-2023     |

14. **Eligibility Bid:-** CWC – I observed that M/s. S Vinayagamurthy, Thiruvallur has not submitted the Original EMD. CWC-I decided that the offer of the firm is not acceptable.

CWC – I held on 20-05-2023 deliberated the case and observed that the following 03 participating contractors have fulfilled the eligibility Conditions of the tender. Hence, CWC – I approved opening of e-price bids of the following 03 eligible contractors viz.,

- (i) M/s. Siva Enterprises, Chennai
- (ii) M/s. Sri Lakshmi Industries, Chennai and
- (iii) M/s. PSG Constructions, Chennai

15. e-Price Bid Opened on:- 22-05-2023.

16. Details of e-Quotations received are given below:-

| SI. No | NAME OF THE CONTRACTOR               | STATUS | QUOTED PRICE        | DIFFERENCE OF % OVER ESTIMATED RATE |
|--------|--------------------------------------|--------|---------------------|-------------------------------------|
| 01     | M/s. Sri Lakshmi Industries, Chennai | L1     | Rs.50,19,195 00 /-  | (-) 09.27 %                         |
| 02     | M/s. Siva Enterprises, Chennai       | L2     | Rs. 54,44,252.50 /- | (-) 01.59%                          |
| 03     | M/s.PSG Constructions, Chennai       | L3     | Rs. 61,89,753.00 /- | (+) 11.89%                          |

17 **OBSERVATIONS OF CWC- I HELD ON 26-05-2023:**

- a. CWC - I Observed that M/s. Sri Lakshmi Industries, Chennai is the L1 contractor and has quoted the amount of **Rs. 50,19,195.00/-** (Rupees Fifty Lakhs Nineteen Thousand One Hundred and Ninety Five Only). The quoted rate is **Lower** than the department estimate of Rs.55,32,000.00 /- (prepared based on MES SSR 2020 rates for SSR Items with market variation of (+) 5% for civil SSR items ( "At Par" MV Plus (+) 05% for Estate Restricted Area) and (+)10% ((+)05% MV Plus (+) 05% for Estate Restricted Area) for Electrical items and for some items LPR / MR / BQ has been taken) **by (-) 09.27% %..** The L1 quoted rates are freakishly high for item SI. No. 57, 70, 86 and 94 (Freakishly high for 04 items) and freakishly low item SI. No. 03 and 90 (Freakishly low for 02 items) quoted by the L1 Contractor. It is confirmed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly high items are not under estimated and freakishly low items are not over estimated.

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- b. CWC - I Observed that the rates quoted by the L1 contractor for items Sl. No. 11, 25, 34, 36, 43, 44, 48, 49, 52, 56, 58, 68, 73, 84, 87 and 88 (Above 10% for 16 items) are higher than the departmental estimate by more than 10%.
- c. CWC - I Observed that as per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.

## 18 DECISION OF CWC- I HELD ON 26-05-2023:

In view of the above observations, CWC - I decided to refer the freak rates on higher side for item Sl. No. 57, 70, 86 and 94 to the L1 Contractor M/s. Sri Lakshmi Industries, Chennai for their consideration and downward revision of their quoted rate.

CWC - I also decided to refer the rates for items Sl. No. 11, 25, 34, 36, 43, 44, 48, 49, 52, 56, 58, 68, 73, 84, 87 and 88 (16 items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%) and also the overall quoted rate to the L1 Contractor M/s. Sri Lakshmi Industries, Chennai for their consideration and downward revision of their quoted rates.

CWC - I decided to obtain confirmation from the L1 Contractor M/s. Sri Lakshmi Industries, Chennai that good quality of material and labour will be maintained by them while executing the work for Item Sl. No. 03 and 90 (02 items) wherein the rate quoted by them is freakishly on the lower side.

19. As directed by CWC – I, price negotiation was initiated with the L1 Contractor, M/s. Sri Lakshmi Industries, Chennai, seeking downward revision for items Sl. No. 57, 70, 86 and 94 (04 freakishly high items) and Sl.No. 11, 25, 34, 36, 43, 44, 48, 49, 52, 56, 58, 68, 73, 84, 87 and 88 (16 items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%). The Negotiation reply from the L1 Contractor, M/s. Sri Lakshmi Industries, Chennai, was received on 02.06.2023.

20. The L1 Contractor M/s. Sri Lakshmi Industries, Chennai has not revised the price:

| Name of the L1 Contractor                         | Estimated Price     | Original Quoted Price | Revised Price (After Negotiation) | Diff. of Revised Price in % over Estimated price |
|---------------------------------------------------|---------------------|-----------------------|-----------------------------------|--------------------------------------------------|
| M/s. Sri Lakshmi Industries, Chennai              | Rs. 55,32,000.00 /- | Rs. 50,19,195.00 /-   | Rs. 50,19,195.00 /-               | (-) 09.27 %                                      |
| L1 Contractor regret to offer any price reduction |                     |                       |                                   |                                                  |

## 21. OBSERVATIONS AFTER PRICE NEGOTIATION:

- a. In reply to the price negotiation request to L1 contractor M/s. Sri Lakshmi Industries, Chennai has not revised his offer rate and the L1 contractor price remain same at **Rs. 50,19,195.00/-** (Rupees Fifty Lakhs Nineteen Thousand One Hundred and Ninety Five Only). The quoted rate is **Lower** than the department estimate of Rs.55,32,000.00 /- (prepared based on MES SSR 2020 rates for SSR Items with market variation of (+) 5% for civil SSR items ( "At Par" MV Plus (+) 05% for Estate Restricted Area) and (+)10% ((+)05% MV Plus (+) 05% for Estate Restricted Area) for Electrical items and for some items LPR / MR / BQ has been taken) **by (-) 09.27% %..** The L1 quoted rates are freakishly high for item Sl. No. 57, 70, 86 and 94 (Freakishly high for 04 items) and freakishly low item Sl. No. 03 and 90 (Freakishly low for 02 items) quoted by the L1 Contractor. It is confirmed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly high items are not under estimated and freakishly low items are not over estimated.

*v. a. u. o. h.*



- b. It is submitted that the rates quoted by the L1 contractor for items Sl. No. 11, 25, 34, 36, 43, 44, 48, 49, 52, 56, 58, 68, 73, 84, 87 and 88 (Above 10% for 16 items) are still higher than the departmental estimate by more than 10%.
- c. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.
- d. It is submitted that the L1 contractor has not offered any price revision in reply to the price negotiation request and vide Lr. No.Nil., Dt.02-06-2023 stated "With reference to the above work we kindly submit that we have quoted very rock bottom rates and hence cannot consider and downward revision of our quoted rate. Further, we would like to initiate that we would use good quality of materials and labour for all items included in the contract including item at Sl.no. 3 and 90. We Kindly request you to accept our rated and place order at the earliest".

## 22 OBSERVATIONS OF CWC- I HELD ON 02-06-2023:

- a. CWC - I Observed that in reply to the price negotiation request to L1 contractor M/s. Sri Lakshmi Industries, Chennai has not revised his offer rate and the L1 contractor price remain same at **Rs. 50,19,195.00/-** (Rupees Fifty Lakhs Nineteen Thousand One Hundred and Ninety Five Only). The quoted rate is **Lower** than the department estimate of Rs.55,32,000.00 /- (prepared based on MES SSR 2020 rates for SSR Items with market variation of (+) 5% for civil SSR items ( "At Par" MV Plus (+) 05% for Estate Restricted Area) and (+)10% ((+)05% MV Plus (+) 05% for Estate Restricted Area) for Electrical items and for some items LPR / MR / BQ has been taken) **by (-) 09.27% %**. The L1 quoted rates are freakishly high for item Sl. No. 57, 70, 86 and 94 (Freakishly high for 04 items) and freakishly low item Sl. No. 03 and 90 (Freakishly low for 02 items) quoted by the L1 Contractor. It is confirmed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly high items are not under estimated and freakishly low items are not over estimated.
- b. CWC - I Observed that the rates quoted by the L1 contractor for items Sl. No. 11, 25, 34, 36, 43, 44, 48, 49, 52, 56, 58, 68, 73, 84, 87 and 88 (Above 10% for 16 items) are still higher than the departmental estimate by more than 10%.
- c. CWC - I Observed that as per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.
- d. CWC - I Observed that the L1 contractor has not offered any price revision in reply to the price negotiation request and vide Lr. No.Nil., Dt.02-06-2023 stated "With reference to the above work we kindly submit that we have quoted very rock bottom rates and hence cannot consider and downward revision of our quoted rate. Further, we would like to initiate that we would use good quality of materials and labour for all items included in the contract including item at Sl.no. 3 and 90. We Kindly request you to accept our rated and place order at the earliest".
- e. CWC – I observed that the L1 Contractors offered price of Rs. 50,19,195.00/- is Lower than the estimated price by (-) 09.27 % and the same is competitive and reasonable

*u. a. h.*



**23 DECISION OF CWC- I HELD ON 02-06-2023:**

In view of the above observations, CWC – I decided to place Contract Agreement on the L1 Contractor, viz., M/s. Sri Lakshmi Industries, Chennai, at their quoted amount of Rs.50,19,195.00 /- (Rupees Fifty Lakhs Nineteen Thousand One Hundred and Ninety Five Only) for the subject work.

CWC – I authorized to operate up to (+) or (-) 10% deviation over the CA amount. CWC – I directed the executing agency to ensure the quantity of the items Sl. No. 57, 70, 86 and 94 for which the rates quoted are freakishly high and Sl.No.03 and 90 for which the rates quoted are freakishly low. CWC – I also directed the executing agency to ensure that as per SOP for Civil Works in AVNL – 2021, the items having freakishly higher rates shall not be executed more than 05% of the estimated quantity and items having freakishly lower rates shall not be executed less than 05% of the estimated quantity respectively.

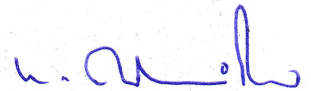
**24. Security Deposit :-** The Contractor has to submit Security Deposit of Rs. 1,25,500.00 /- (Rupees One Lakh Twenty Five Thousand Five Hundred Only) in the form of Fixed Deposit / Term Deposit / Bank Guarantee in favour of Chief General Manager, HVF, Avadi from any nationalized bank for the completion and maintenance period which will be releasable on satisfactory completion of the defects liability period.

**25. Completion time :** 06 (Six) Months from the date of handing over of site.

**26. Payment:** 1) As per IAFW 2249 2) Cost debitable to: Code Head No.920/34 (Under Capital Grant)



(P.K. ARORA)  
GM / IMS & CP  
MEMBER / USER



(K. TULASI RAO)  
Jt.GM / IMS  
MEMBER SECRETARY



(G.KRISHNA KUMAR)  
GM / HR and F&A  
MEMBER / FINANCE



(DINESH SINGH)  
CHIEF GENERAL MANAGER / HVF  
CHAIRMAN / CWC – I