

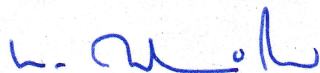
**MINUTES FOR E-PRICE BID REVISION APPROVAL CWC- I HELD ON 10-11-2023
FOR THE CIVIL WORK- SPECIAL REPAIRS / RENOVATION TO KITCHEN,
BATHROOM & TOILETS IN TYPE - IV & TYPE - V QUARTERS AT HVF ESTATE**

CIVIL ENGINEERING OFFICE

The following Officers were present:-

- | | | |
|------------------------------|---|----------------------|
| 1. Shri. V.R. Rambhad | CGM / HVF | - Chairman / CWC – I |
| 2. Shri. Sulaiman S Siddique | GM / CP & Arjun
(Alternate Officer for GM / HR, F&A) | - Member / Finance |
| 3. Shri. Paidi Annajee Rao | GM / IMS & QA | - Member / User |
| 4. Shri. K. Tulasi Rao | Jt.GM / IMS, EO&GS | - Member Secretary |

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2023-24/38, Dt. 23-08-2023.
e-Procurement Tender ID : 2023_AVNL_165356_1
- 02 Name of the Work : Special Repairs / Renovation to Kitchen, Bathroom & Toilets
in Type - IV & Type - V Quarters at HVF Estate
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 920 / 34 (Under Capital Civil Works Grant) (ND 2303)
- 05 User Section : HVF / IMS - CE (Estate)
- 06 Estimated cost of Work (Approx) : Rs. 96,84,000 /= (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 Accommodations; Sub Clause "b",
and AVNL latest Amendment letter Dt. 07-06-2023, CGM is
empowered for placement of Contract for Departmental
Works upto Rs. 05 Crores. Hence the subject case falls
under the financial powers of CWC-I).
- 07 Approval & Financial Concurrence : i) CGM / OIC Approval vide IMS/CE (Estate) Note
No.1659/ CE(E) / 2023-2024/CAP dt 30-06-2023.
ii) F&A Concurrence vide Letter No. 12501/HVF/ FIN&ACCT
/86/2023, dt. 04-08-2023.
iii) ADP Approval vide AVNL Letter No. 91002/ADP/ HVF
(ND2303)/AVNL/2023-24, Dt 27-06-2023.
- 08 e-Tender published in CPPP : 23-08-2023
e-proc website on
- 09 Scheduled Bid Submission Closing : Original Bid Submission Closing Date : 08-09-2023
date & Tender Opening date : Original Technical Tender Opening Date : 09-09-2023
- 10 No. of T.O.D Postponements : Nil
- 11 e-Tender Technical /Eligibility Bid : 09-09-2023
opened on
- 12 No. of Responses received online : 03 Responses / Bids were received online.



13 Names of Contractors who has responded :

Sl. No.	NAME OF THE CONTRACTOR	EMD VALIDITY	OFFER VALIDITY (90 Days from Actual Technical Bid Opening Date)
01	M/s. Sri Lakshmi Industries, Chennai	FDR, Date of Maturity 07-09-2025	Confirmed. Offer Validity till 08-12-2023
02	M/s. Deepam Enterprises, Chennai	FDR, Date of Maturity 07-12-2023.	Confirmed. Offer Validity till 08-12-2023
03	M/s. VijayaLakshmi Enterprises, Chennai	EMD Not found submitted in tender Box. Hence Offer Not Evaluated.	

14. **Eligibility Bid:-** CWC – I held on 07-10-2023 deliberated the case and observed that the following 02 (Two) Participating Contractors have fulfilled the eligibility Conditions of the tender and their offers are technically acceptable. Hence, CWC - I approved opening of e-price bids of the following 02 (Two) eligible contractors viz.,

- M/s. Sri Lakshmi Industries, Chennai and
- M/s. Deepam Enterprises, Chennai

CWC – I also observed that the EMD was Not found Submitted in Tender Box by the Contractor M/s Vijayalakshmi Enterprises, Chennai. Hence CWC – I decided that the offer of the Contractor M/s Vijayalakshmi Enterprises, Chennai is not acceptable.

15. Accordingly e-Price Bid of the eligible contractors were Opened on:- 13-10-2023.

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

Sl. No	NAME OF THE CONTRACTOR	STATUS	QUOTED PRICE	DIFFERENCE OF % OVER ESTIMATED RATE
01	M/s. Deepam Enterprises, Chennai	L1	Rs. 89,72,335.00 /-	(-) 7.35 %
02	M/s. Sri Lakshmi Industries, Chennai	L2	Rs. 90,41,920.00 /-	(-) 6.63 %

17. **OBSERVATIONS OF CWC- I HELD ON 28-10-2023:**

a. CWC - I observed that M/s. Deepam Enterprises, Chennai is the L1 contractor and has quoted the amount of **Rs. 89,72,335 /-** (Rupees Eighty Nine Lakhs Seventy Two Thousand Three Hundred and Thirty Five Only). The quoted rate is **Lower** than the department estimate of Rs. 96,84,000 /- (prepared based on MES SSR 2020 rates for SSR Items and for some items LPR / MR / BQ has been taken) **by (-) 7.35 %**. The L1 quoted rate is freakishly high for item Sl. No. 29 (01 item) and freakishly low for item Sl. No. 61 (01 item). CWC - I also observed that the estimate and quantities have been checked and certified that the quantity indicated for freakishly low item is not over estimated and the quantity for freakishly high item is not under estimated.

b. CWC - I observed that the rates quoted by the L1 contractor for items Sl. No 03, 05, 08, 10, 25, 27, 35, 36, 37, 40, 45, 46, 51, 52 & 62 (15 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.

d. CWC - I observed that Civil Engineering Section has undertaken to recast the estimate by taking into account the latest Market Variation for Quarter ending September 2023 circulated vide CE Chennai Zone, letter dt. 05-09-2023. Accordingly Market Variation of (+) 10% for Civil SSR Items {(+) 05% MV Plus (+) 05% for Restricted Area) and (+) 15% for Electrical SSR Items {(+)10% MV Plus (+) 05% for Restricted Area) has been calculated. The revised notional estimated cost works out to Rs. 1,06,19,200 /-.

e. CWC - I observed that the L1 quoted cost of Rs. 89,72,335 /- is **Lower** than revised notional estimate of Rs. 1,06,19,200 /- by **(-) 15.51 %**. There are no freakishly high items quoted by the L1 Contractor when compared with the revised notional estimate and the L1 Contractor quoted rates are freakishly Low for items Sl. No. 54 & 61 (02 items) when compared with the revised notional estimate. CWC - I also observed that the rates quoted by the L1 Contractor for Items Sl. No 10, 25, 27, 29, 36, 40 & 46 (07 items) are higher than the revised notional departmental estimate by more than 10%.

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18. DECISION OF CWC - I HELD ON 28-10-2023:

CWC – I decided to refer the freak rate on higher side for item Sl. No. 29 (01 item) to the L1 Contractor M/s. Deepam Enterprises, Chennai for their consideration and downward revision of their quoted rate.

CWC - I also decided to refer the rates for items Sl. No 03, 05, 08, 10, 25, 27, 35, 36, 37, 40, 45, 46, 51, 52 & 62 (15 items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%) to the L1 Contractor M/s. Deepam Enterprises, Chennai for their consideration and downward revision of their quoted rates.

CWC - I also decided to obtain confirmation from the L1 Contractor M/s. Deepam Enterprises, Chennai that good quality of material and labour will be maintained by them while executing the work for Item Sl. No. 61 (01 item) wherein the rate quoted by them is freakishly on the lower side.

19. As directed by CWC – I, offline price negotiation was initiated with the L1 Contractor, M/s. Deepam Enterprises, Chennai seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. Deepam Enterprises, Chennai, was received vide email on 07-11-2023.

20. The L1 Contractor has revised the price and offered the following rate revision:

S. No	Item Sl. No.	Original Quoted Unit Rate (Rs.) and Percentage wrt Estimated Cost			Revised Unit Rate (Rs.) after Price Revision and Percentage wrt Estimated Cost		
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Items where the rates quoted is Freakishly High: (Rate Revision Offered)

01	Item Sl. No. 29	Rs.	245.00	63.99 %	Rs.	224.00	49.93 %
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Items where the rates quoted are higher than estimate by more than 10%: (Rate Revision Offered)

01	Item Sl. No. 40	Rs.	30.00	35.14%	Rs.	25.00	12.61%
02	Item Sl. No. 45	Rs.	70.00	19.25%	Rs.	65.00	10.73%
03	Item Sl. No. 46	Rs.	90.00	22.45%	Rs.	85.00	15.65%
04	Item Sl. No. 52	Rs.	350.00	14.63%	Rs.	315.00	3.16%

Items where the rates quoted are higher than estimate by more than 10%: (Rate Revision Not Offered)

05	Item Sl. No. 03	Rs.	100.00	11.73%	Rs.	100.00	11.73%
06	Item Sl. No. 05	Rs.	200.00	17.55%	Rs.	200.00	17.55%
07	Item Sl. No. 08	Rs.	290.00	10.22%	Rs.	290.00	10.22%
08	Item Sl. No. 10	Rs.	950.00	18.75%	Rs.	950.00	18.75%
09	Item Sl. No. 25	Rs.	140.00	23.92%	Rs.	140.00	23.92%
10	Item Sl. No. 27	Rs.	65.00	28.84%	Rs.	65.00	28.84%
11	Item Sl. No. 35	Rs.	65.00	10.73%	Rs.	65.00	10.73%
12	Item Sl. No. 36	Rs.	90.00	22.45%	Rs.	90.00	22.45%
13	Item Sl. No. 37	Rs.	75.00	10.44%	Rs.	75.00	10.44%
14	Item Sl. No. 51	Rs.	1200.00	15.12%	Rs.	1200.00	15.12%
15	Item Sl. No. 62	Rs.	65.00	18.82%	Rs.	65.00	18.82%

The status of Prices quoted by the L1 Contractor after revision of Prices are as follows;

Name of the L1 Contractor	Estimated Price	Original Quoted Price	Revised Price (After Negotiation)	Diff. of Revised Price in % over Estimated price
M/s. Deepam Enterprises, Chennai	Rs. 96,84,000 /-	Rs. 89,72,335 /-	Rs. 89,55,715.00	(-) 7.52 % (Lower)
Total Amount Reduced by the L1 Contractor: Rs. 16,620 /-				

21. OBSERVATIONS AFTER PRICE REVISION:

- a. It is observed that the L1 Contractor M/s. Deepam Enterprises, Chennai has revised his quoted amount from Rs. 89,72,335 /- to Rs. 89,55,715.00 (Rupees Eighty Nine Lakhs Fifty Five Thousand Seven Hundred and Fifteen Only). The revised rate is **Lower by (-) 7.52 %** than the department estimate of Rs. 96,84,000 /- (prepared based on MES SSR 2020 rates with MV of "At Par" for Civil SSR Items & (+) 05% for Electrical SSR Items and for some items LPR / MR / BQ has been taken).
- b. It is submitted that as per the Latest Market Variation for Quarter ending September 2023 circulated vide CE Chennai Zone, letter dt. 05-09-2023 the latest Market Variation for Civil SSR Items is (+) 10% {(+)05% MV Plus (+)05% for Restricted Area – HVF Estate Area) and for Electrical SSR Items is (+)15% {(+)10% MV Plus (+)05% for Restricted Area – HVF Estate Area). It is submitted that after Price revision, there is No freakishly high items quoted by the L1 Contractor. The L1 quoted rate is freakishly low for item Sl. No. 61 (01 item).
- c. It is submitted that the L1 contractor has revised his rate for the Freakishly High item Sl. No 29 (01 item) and after Price revision the rate has become Non Freakish and is higher than the departmental estimate by more than 10%. It is submitted that the L1 Contractor in reply to the price negotiation has offered Price revision for 4 out of 15 items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%. The L1 Contractor has revised his quoted rate and reduced Rs. 16,620 /- from their initial offer. After Price revision the rate for the following Items Sl. No. 03, 05, 08, 10, 25, 27, 29, 35, 36, 37, 40, 45, 46, 51 & 62 (15 items) are higher than departmental estimate by more than 10%.
- d. It is submitted that the L1 Contractor has offered Price reduction of Rs. 16,620 /- in reply to the Price negotiation request and attached price revision letter in which the L1 Contractor has stated;
*".....Already our Quoted Rates are Very less and Reasonable Compared to present Market Rates Variation. Whereas My over all Quoted Rate is 7.36% Less than the departmental estimate.
 However, I Reduced my quoted rates. Kindly accept the same. The Rate Reduction Sheet is attached. So please kindly consider the Negotiate Rates and issue the necessary Orders to execute the above work....."*
- e. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.

22. OBSERVATIONS OF CWC- I AFTER PRICE REVISION HELD ON 10-11-2023:

- a. CWC - I observed that the L1 Contractor M/s. Deepam Enterprises, Chennai has revised his quoted amount from Rs. 89,72,335 /- to Rs. 89,55,715.00 (Rupees Eighty Nine Lakhs Fifty Five Thousand Seven Hundred and Fifteen Only). The revised rate is **Lower by (-) 7.52 %** than the department estimate of Rs. 96,84,000 /- (prepared based on MES SSR 2020 rates with MV of "At Par" for Civil SSR Items & (+) 05% for Electrical SSR Items and for some items LPR / MR / BQ has been taken).
- b. CWC - I observed that as per the Latest Market Variation for Quarter ending September 2023 circulated vide CE Chennai Zone, letter dt. 05-09-2023 the latest Market Variation for Civil SSR Items is (+) 10% {(+)05% MV Plus (+)05% for Restricted Area – HVF Estate Area) and for Electrical SSR Items is (+)15% {(+)10% MV Plus (+)05% for Restricted Area – HVF Estate Area). CWC - I also observed that after Price revision, there is No freakishly high items quoted by the L1 Contractor. The L1 quoted rate is freakishly low for item Sl. No. 61 (01 item).
- c. CWC - I observed that the L1 contractor has revised his rate for the Freakishly High item Sl. No 29 (01 item) and after Price revision the rate has become Non Freakish and is higher than the departmental estimate by more than 10%. It is submitted that the L1 Contractor in reply to the price negotiation has offered Price revision for 4 out of 15 items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%. The L1 Contractor has revised his quoted rate and reduced Rs. 16,620 /- from their initial offer. After Price revision the rate for the following Items Sl. No. 03, 05, 08, 10, 25, 27, 29, 35, 36, 37, 40, 45, 46, 51 & 62 (15 items) are higher than departmental estimate by more than 10%.

u.a.b

d. CWC - I observed that the L1 Contractor has offered Price reduction of Rs. 16,620 /- in reply to the Price negotiation request and attached price revision letter in which the L1 Contractor has stated;

".....Already our Quoted Rates are Very less and Reasonable Compared to present Market Rates Variation. Whereas My over all Quoted Rate is 7.36% Less than the departmental estimate.

However, I Reduced my quoted rates. Kindly accept the same. The Rate Reduction Sheet is attached. So please kindly consider the Negotiate Rates and issue the necessary Orders to execute the above work.....".

e. 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.

f. CWC - I observed that the L1 Contractors revised offered price of Rs. 89,55,715 /- is Lower than the estimated price by (-) 7.52 % and also when compared to the Latest Market variation is competitive and reasonable.

23. DECISION OF CWC - I HELD ON 10-11-2023:

In view of the above observations, CWC - I decided to place Contract Agreement on the L1 Contractor, M/s. Deepam Enterprises, Chennai at their revised total amount of Rs. 89,55,715 /- (Rupees Eighty Nine Lakhs Fifty Five Thousand Seven Hundred and Fifteen Only) for the subject work. CWC - I authorised to operate upto (+) or (-) 10 % deviation over the CA Amount.

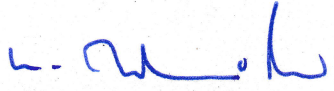
CWC – I directed the executing agency to ensure the quality of the item Sl. No. 61 (01 item) for which the rates quoted are freakishly low. CWC – I also directed the executing agency to ensure that as per SOP for Civil Works in AVNL – 2021, the items having freakishly lower rate Sl. No. 61 (01 item) shall not be executed less than 05% of the estimated quantity.

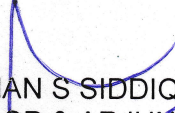
24. Security Deposit :- The Contractor has to submit Security Deposit of Rs. 1,99,200.00 /- (Rupees One Lakh Ninety Nine Thousand and Two Hundred Only) in the form of Fixed Deposit / Term Deposit / Bank Guarantee in favour of Chief General Manager, HVF, Avadi from any nationalized bank for the completion and maintenance period which will be releasable on satisfactory completion of the defects liability period.

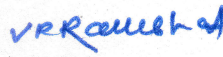
25. Completion time : 12 (Twelve) Months from the date of handing over of site.

26. Payment: 1) As per IAFW 2249 2) Cost debitable to: Code Head: 920 / 34 (Capital Civil Works Grant)


(PAIDI ANNAJEE RAO)
GM / IMS & QA
MEMBER / USER


(K. TULASI RAO)
Jt.GM / IMS, EO & GS
MEMBER SECRETARY


(SULAIMAN S SIDDIQUE)
GM / CP & ARJUN
(Alternate Officer to GM/HR & F&A)
MEMBER / FINANCE


(V.R. RAMBHAD)
CGM / HVF
CHAIRMAN / CWC – I