

MINUTES OF E-PRICE BID REVISION APPROVAL CWC-I MEETING
HELD ON 23-02-2024 FOR THE CIVIL WORK – CONSTRUCTION
OF CRICKET NATURAL TURF PITCH IN AJEYA STADIUM
AT HVF ESTATE

CIVIL ENGINEERING OFFICE

The following Officers were present ;

1	Shri. V.R. Rambhad	CGM / HVF	Chairman / CWC-I
2	Shri. G. Krishna Kishore	GM / HR, F&A	Member / Finance
3	Shri. Indal Kumar Pankaj	GM / QA	Member / User
		(Alternate Officer for GM / IMS & STORES)	
4	Shri. K. Tulasi Rao	JT. GM / IMS, EO & GS	Member / Secy

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2023-24/63, Dt. 07-12-2023.
E-Procurement Tender ID : 2023 AVNL 176974_1
- 02 Name of the Work : Construction of Cricket Natural Turf Pitch in Ajeya Stadium at HVF Estate
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 920 / 34 (Capital Grant) ND 2338
- 05 User Section : HVF / IMS – CE (E)
- 06 Estimated cost of Work (Approx) : Rs. 9,21,000/= (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 Amendment letters Dt. 22-04-2022 and 07-06-2023, CGM is empowered for Issue of Acceptance of Necessity & Administrative Approval and 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 Approval vide IMS / CE (E) Note No.1659/IMS/2023 24/ CAP, Dt. 09-10-2023
ii. F&A Concurrence vide Letter No. 12501/HVF/FIN&ACCT/86/ 2023, Dt. 11-11-2023
- 08 e-Tender published in CPPP e-proc website on : 07-12-2023
- 09 Scheduled Bid submission closing date and Date of Tender Opening : Original Bid Submission closing Date : 22-12-2023
Original Technical Tender Opening Date : 23-12-2023
- 10 No. of T.O.D Postponements : 1st Auto Extension (BSCD : 05/01/2024 & TOD :06/01/2024)
2nd Auto Extension (BSCD : 12/01/2024 & TOD :13/01/2024)
- 11 e-Tender Technical /Eligibility Bid opened on : 13-01-2024
- 12 No. of Responses received online : 02 Responses / bids were received online.



13 Names of Contractors who have responded and their EMD details :

Sl. No.	NAME OF THE CONTRACTOR	EMD VALIDITY	OFFER VALIDITY (90 Days from Actual Technical bid opening date)
01	M/s B.V. Enterprises, Chennai	FDR, Date of Maturity is 08-04-2024	Confirmed . Offer Validity till 12-04-2024
02	M/s Siva Enterprises, Chennai	FDR, Date of Maturity is 10-04-2024	Confirmed . Offer Validity till 12-04-2024

14 CWC-I deliberated the case on 19-01-2024 and observed that both the participating contractors have fulfilled the eligibility Conditions of the tender and the offers of both the participating contractors are technically acceptable. Hence, CWC-I approved opening of e-price bids of both the eligible contractors viz.,

1. M/s B.V. Enterprises, Chennai
2. M/s Siva Enterprises, Chennai

15 Accordingly the e-price bids of both the eligible contractors have been opened on 27-01-2024.

16 Details of e-Quotations (Price bids) received is given below

Sl. No	Name of the Contractor	STATUS	Quoted Amount	Difference in % over estimated rate
01	M/s B.V. Enterprises, Chennai	<u>L1</u>	Rs. 9,85,450.00 /=	(+) 07.00 % (Higher)
02	M/s Siva Enterprises, Chennai	<u>L2</u>	Rs. 9,96,250.00 /=	(+) 08.17 % (Higher)

17 INITIAL OBSERVATIONS

- a It is observed that M/s B.V. Enterprises, Chennai is the L1 Contractor and has quoted a total amount of Rs. 9,85,450 /- (Rupees Nine Lakhs Eighty Five Thousand Four Hundred and Fifty only) for the work. The quoted amount is (+) 07.00 % Higher than the departmental estimate of Rs. 9,21,000 {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for SSR Items. For One item MR has been taken.}}. There are no freakishly high rates and freakishly low rates quoted by the L1 Contractor. As per clause No.15 of the e-tender enquiry the contractors quoted rates are inclusive of GST.
- b It is submitted that CEO has undertaken to recast the estimate by taking into account the latest Market Variation for "New Buildings & Structures" for Quarter ending December 2023 circulated vide CE Chennai Zone, Letter Dt. 10-11-2023. Accordingly Market Variation of (+) 15% { MV of "(+) 10 % Plus (+) 5 % for Normal Restricted area – HVF Estate } over SSR 2020 rates has been calculated. The revised notional estimated cost works out to Rs. 9,42,857.88 /-. The L1 quoted cost of Rs. 9,85,450 /- is **Higher** than the revised notional estimate by (+) 04.52 %. There are No Freakishly high or Freakishly low rates quoted by L1 contractor when compared with the revised notional estimate.

18 OBSERVATIONS OF CWC-I HELD ON 05-02-2024

- a CWC-I observed that M/s B.V. Enterprises, Chennai is the L1 Contractor and has quoted a total amount of Rs. 9,85,450 /- (Rupees Nine Lakhs Eighty Five Thousand Four Hundred and Fifty only) for the work. The quoted amount is (+) 07.00 % Higher than the departmental estimate of Rs. 9,21,000 {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for SSR Items. For One item MR has been taken.}}. There are no freakishly high rates and freakishly low rates quoted by the L1 Contractor. As per clause No.15 of the e-tender enquiry the contractors quoted rates are inclusive of GST.
- b CWC-I also observed that CEO has undertaken to recast the estimate by taking into account the latest Market Variation for "New Buildings & Structures" for Quarter ending December 2023 circulated vide CE Chennai Zone, Letter Dt. 10-11-2023. Accordingly Market Variation of (+) 15% { MV of "(+) 10 % Plus (+) 5 % for Normal Restricted area – HVF Estate } over SSR 2020 rates has been calculated. The revised notional estimated cost works out to Rs. 9,42,857.88 /-. The L1 quoted cost of Rs. 9,85,450 /- is Higher than the revised notional estimate by (+) 04.52 %. There are No Freakishly high or Freakishly low rates quoted by L1 contractor when compared with the revised notional estimate.

19 DECISION OF CWC-I HELD ON 05-02-2024.

CWC-I deliberated the case and assessed that the overall rates / Total amount quoted by the L1 Contractor viz., M/s B.V. Enterprises, Chennai, are on the higher side when compared with the departmental estimate and scope exists for reduction in overall quoted rates / total amount. In view of the aforesaid observations, CWC-I decided to refer the Overall quoted rates / Total amount to the L1 Contractor M/s B.V. Enterprises, Chennai for their consideration and downward revision.

- 20 As directed by CWC-I, Price Negotiation was initiated with the L1 contractor, M/s B.V. Enterprises, Chennai and e.mail Dt. 09-02-2024 was issued to the contractor, seeking downward revision of the overall rates / total amount quoted by the Contractor.

The L1 Contractor M/s B.V. Enterprises, Chennai has replied vide e.mail Dt. 13-02-2024 but attached and submitted price revision sheet pertaining to some other old case / tender. Hence another e.mail Dt. 13-02-2024 was issued from HVF to M/s B.V. Enterprises, for submission of rate revision sheet pertaining to the present case. M/s B.V. Enterprises has replied vide e.mail Dt. 13-02-2024 and submitted Rate revision sheet and letter Dt. 12-02-2024 wherein it is intimated that

"With reference to the above e.mail, we hereby offer the price reduction for Items Sl. No. 1 to 6 for the subject work in the rate revision sheet attached. We have offered a total price reduction of Rs. 20,350 /=. It is humbly submitted that our revised quoted prices are the barest minimum prices for execution of the work and no further reduction is possible from our end. Hence it is most humbly requested to accept our reduced prices and release the valuable order, please."

- 21 It is submitted that M/s BV Enterprises, Chennai has submitted the rate revision sheet and reduced their prices and offered the following rate revision ;

Sl.No	Item Sl.No	Original Quoted Unit Rate (Rs.) and Percentage w.r.t Estimated cost		Revised Unit Rate (Rs.) after Price Revision and Percentage w.r.t Estimated cost	
01	Item Sl. No. 01	Rs. 4,300 /=-	(04.88 %)	Rs. 4,290 /=-	(04.63 %)
02	Item Sl. No. 02	Rs. 13,230 /=-	(08.97 %)	Rs. 12,730 /=-	(04.86 %)
03	Item Sl. No. 03	Rs. 98 /=-	(08.82 %)	Rs. 94 /=-	(04.38 %)
04	Item Sl. No. 04	Rs. 10,980 /=-	(08.99 %)	Rs. 10,550 /=-	(04.72 %)
05	Item Sl. No. 05	Rs. 315 /=-	(08.83 %)	Rs. 303 /=-	(04.69 %)
06	Item Sl. No. 06	Rs. 1,495 /=-	(08.93 %)	Rs. 1,440 /=-	(04.92 %)

- 22 The status of Prices quoted by the L1 firm after revision of Prices are as follows ;

Sl. No	Name of the Contractor	STATUS	Original Quoted Amount	Revised Quoted Amount	Difference in % over estimated rate for revised quoted amount
01	M/s B.V. ENTERPRISES	<u>L1</u>	Rs. 9,85,450.00 /=-	Rs. 9,65,100.00 /=-	(+) 04.79 % (Higher)
TOTAL AMOUNT REDUCED			Rs. 20,350 /=-		

23 OBSERVATIONS AFTER PRICE REVISION ;

- a It is observed that after the Price revision / reduction offered by the L1 Contractor M/s B.V. Enterprises, Chennai, the revised quoted total amount works out to Rs. 9,65,100 /=- (Rupees Nine Lakhs Sixty Five Thousand and One Hundred Only) for the work. The revised quoted total amount is (+) 04.79 % Higher than the departmental estimate of Rs. 9,21,000 {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for SSR Items. For One item MR has been taken.}. There are no freakishly high rates and freakishly low rates quoted by the L1 Contractor. As per clause No.15 of the e-tender enquiry the contractors quoted rates are inclusive of GST.

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- b It is submitted that CEO has undertaken to recast the estimate by taking into account the latest Market Variation for "New Buildings & Structures" for Quarter ending December 2023 circulated vide CE Chennai Zone, Letter Dt. 10-11-2023. Accordingly Market Variation of (+) 15% { MV of "(+) 10 % Plus (+) 5 % for Normal Restricted area – HVF Estate } over SSR 2020 rates has been calculated. The revised notional estimated cost works out to Rs. 9,42,857.88 /=. The L1 revised quoted total amount of Rs. 9,65,100 /=- is **Higher** than the revised notional estimate by (+) 02.36 %. There are No Freakishly high or Freakishly low rates quoted by L1 contractor when compared with the revised notional estimate.
- c It is submitted that the L1 Contractor M/s B.V. Enterprises, Chennai has submitted letter Dt. 12-02-2024 wherein they have intimated that they have offered price reduction for Items Sl. No. 1 to 6 for the subject work in the rate revision sheet and have offered a total price reduction of Rs. 20,350 /=-. The Contractor has submitted that the revised quoted prices are the barest minimum prices for execution of the work and no further reduction is possible from their end. The contractor has requested to accept their reduced prices and release the order.

24 OBSERVATIONS OF CWC-I HELD ON 16-02-2024 :

- a CWC-I observed that after the Price revision / reduction offered by the L1 Contractor M/s B.V. Enterprises, Chennai, the revised quoted total amount works out to Rs. 9,65,100 /=- (Rupees Nine Lakhs Sixty Five Thousand and One Hundred Only) for the work. The revised quoted amount is (+) 04.79 % Higher than the departmental estimate of Rs. 9,21,000 {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area - HVF Estate] for SSR Items. For One item MR has been taken.}. There are no freakishly high rates and freakishly low rates quoted by the L1 Contractor. As per clause No.15 of the e-tender enquiry the contractors quoted rates are inclusive of GST.
- b CWC-I also observed that CEO has undertaken to recast the estimate by taking into account the latest Market Variation for "New Buildings & Structures" for Quarter ending December 2023 circulated vide CE Chennai Zone, Letter Dt. 10-11-2023. Accordingly Market Variation of (+) 15% { MV of "(+) 10 % Plus (+) 5 % for Normal Restricted area – HVF Estate } over SSR 2020 rates has been calculated. The revised notional estimated cost works out to Rs. 9,42,857.88 /=-. The L1 revised quoted total amount of Rs. 9,65,100 /=- is Higher than the revised notional estimate by (+) 02.36 %. There are No Freakishly high or Freakishly low rates quoted by L1 contractor when compared with the revised notional estimate.
- c CWC-I noted that the L1 Contractor M/s B.V. Enterprises, Chennai has submitted letter Dt. 12-02-2024 wherein they have intimated that they have offered price reduction for Items Sl. No. 1 to 6 for the subject work in the rate revision sheet and have offered a total price reduction of Rs. 20,350 /=-. CWC-I observed that the Contractor has submitted that the revised quoted prices are the barest minimum prices for execution of the work and no further reduction is possible from their end. The contractor has requested to accept their reduced prices and release the order.

25 DECISION OF CWC-I HELD ON 16-02-2024

CWC-I deliberated the case and assessed that the overall revised rates / revised total amount quoted by the L1 Contractor viz., M/s B.V. Enterprises, Chennai, is still on the higher side when compared with the departmental estimate and scope exists for further reduction in overall quoted rates / total amount. In view of the aforesaid observations, CWC-I decided to once again refer the Overall quoted rates / Total amount to the L1 Contractor M/s B.V. Enterprises, Chennai for their consideration and downward revision.

- 26 As directed by CWC-I, Price Negotiation was again initiated with the L1 contractor, M/s B.V. Enterprises, Chennai and e.mail Dt. 19-02-2024 was issued to the L1 contractor, seeking further downward revision of the overall rates / total amount quoted by the Contractor.

The L1 Contractor M/s B.V. Enterprises, Chennai has replied vide e.mail Dt. 19-02-2024 and submitted Rate revision sheet and letter Dt. 19-02-2024 wherein it is intimated that

"With reference to the above referred HVF e.mail, we hereby offer further price reduction for Items Sl. No. 1 and 2 in the second Price negotiation, for the subject work in the rate revision sheet attached. We have now offered a total price reduction of Rs. 10,000 /=- in the Second Price Negotiation. It is humbly submitted that our revised quoted prices in the second price negotiation are the barest minimum prices for execution of the work and no further reduction is possible from our end. Hence it is most humbly requested to accept our reduced prices and release the valuable order, please.."



- 27 It is submitted that M/s BV Enterprises, Chennai has submitted the rate revision sheet and reduced their prices and offered the following rate revision ;

Sl. No	Item Sl.No	Original Quoted Unit Rate (Rs.) and Percentage w.r.t Estimated cost	Revised Unit Rate (Rs.) after First Price Revision and Percentage w.r.t Estimated cost	Revised Unit Rate (Rs.) after Second Price Revision and Percentage w.r.t Estimated cost
01	Item Sl. No. 01	Rs. 4,300 /= (04.88 %)	Rs. 4,290 /= (04.63 %)	Rs. 4,200 /= (02.44 %)
02	Item Sl. No. 02	Rs. 13,230 /= (08.97 %)	Rs. 12,730 /= (04.86 %)	Rs. 12,710 /= (04.69 %)
03	Item Sl. No. 03	Rs. 98 /= (08.82 %)	Rs. 94 /= (04.38 %)	For Item Sl. No. 03 to 06 no further reduction offered in 2 nd Price negotiation. Hence rates Remain Unchanged
04	Item Sl. No. 04	Rs. 10,980 /= (08.99 %)	Rs. 10,550 /= (04.72 %)	
05	Item Sl. No. 05	Rs. 315 /= (08.83 %)	Rs. 303 /= (04.69 %)	
06	Item Sl. No. 06	Rs. 1,495 /= (08.93 %)	Rs. 1,440 /= (04.92 %)	

- 28 The status of Prices quoted by the L1 firm after revision of Prices are as follows :

Sl. No	Description	Estimated / Quoted / Revised Amounts	Quantum of Reduction	Difference in Percentage w.r.t Department Estimate	Difference in Percentage w.r.t Revised Notional Dept. Estimate
01	Departmental Estimate.	Rs. 9,21,000.00 /=			
02	Revised Notional Dept. Estimate	Rs. 9,42,857.88 /=			
03	Original Quoted Amount	Rs. 9,85,450.00 /=		(+) 07.00 % (Higher)	(+) 04.52 % (Higher)
04	Revised Amount after 1 st Price Revision	Rs. 9,65,100.00 /=	Rs. 20,350 /=	(+) 04.79 % (Higher)	(+) 02.36 % (Higher)
05	Revised Amount after 2 nd Price Revision	Rs. 9,55,100.00 /=	Rs. 10,000 /=	(+) 03.70 % (Higher)	(+) 01.30 % (Higher)

The Cumulative Price Revision offered by the firm (1st Price Revision + 2nd Price Revision) works out to Rs. 30,350 /=

29 **OBSERVATIONS AFTER SECOND PRICE REVISION :**

- a It is observed that after the Second Price revision / reduction offered by the L1 Contractor M/s B.V. Enterprises, Chennai, the revised quoted total amount works out to Rs. 9,55,100 /= (Rupees Nine Lakhs Fifty Five Thousand and One Hundred Only) for the work. The revised quoted total amount is (+) 03.70 % Higher than the departmental estimate of Rs. 9,21,000 {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for SSR Items. For One item MR has been taken.}. There are no freakishly high rates and freakishly low rates quoted by the L1 Contractor. As per clause No.15 of the e-tender enquiry the contractors quoted rates are inclusive of GST.
- b It is submitted that CEO has undertaken to recast the estimate by taking into account the latest Market Variation for "New Buildings & Structures" for Quarter ending December 2023 circulated vide CE Chennai Zone, Letter Dt. 10-11-2023. Accordingly Market Variation of (+) 15% { MV of "(+) 10 % Plus (+) 5 % for Normal Restricted area – HVF Estate } over SSR 2020 rates has been calculated. The revised notional estimated cost works out to Rs. 9,42,857.88 /=. The L1 revised quoted total amount of Rs. 9,55,100 /= is **Higher** than the revised notional estimate by (+) 01.30 %. There are No Freakishly high or Freakishly low rates quoted by L1 contractor when compared with the revised notional estimate.
- c It is submitted that the L1 Contractor M/s B.V. Enterprises, Chennai has submitted rate revision sheet wherein further price reduction has been offered for Items Sl. No. 01 & 02. For Items Sl. No. 03 to 06 no further price reduction has been offered in the second price negotiation and the rates for these items remain unchanged. The L1 contractor has submitted letter Dt. 19-02-2024 wherein they have intimated that they have offered further price reduction for Items Sl. No. 1 and 2 in the second price negotiation for the subject work in the rate revision sheet and have now offered a total price reduction of Rs. 10,000 /= in the second price negotiation. The Contractor has submitted that the revised quoted prices in the second price negotiation are the barest minimum prices for execution of the work and no further reduction is possible from their end. The contractor has requested to accept their reduced prices and release the order.



30 OBSERVATIONS OF CWC-I HELD ON 23-02-2024 :

- a CWC-I observed that after the Second Price revision / reduction offered by the L1 Contractor M/s B.V. Enterprises, Chennai the revised quoted total amount works out to Rs. 9,55,100 /- (Rupees Nine Lakhs Fifty Five Thousand and One Hundred Only) for the work. The revised quoted total amount is (+) 03.70 % Higher than the departmental estimate of Rs. 9,21,000 {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for SSR Items. For One item MR has been taken.}}. There are no freakishly high rates and freakishly low rates quoted by the L1 Contractor. As per clause No.15 of the e-tender enquiry the contractors quoted rates are inclusive of GST.
- b CWC-I also observed that CEO has undertaken to recast the estimate by taking into account the latest Market Variation for "New Buildings & Structures" for Quarter ending December 2023 circulated vide CE Chennai Zone, Letter Dt. 10-11-2023. Accordingly Market Variation of (+) 15% { MV of "(+) 10 % Plus (+) 5 % for Normal Restricted area – HVF Estate } over SSR 2020 rates has been calculated. The revised notional estimated cost works out to Rs. 9,42,857.88 /-. The L1 revised quoted total amount of Rs. 9,55,100 /- is Higher than the revised notional estimate by (+) 01.30 %. There are No Freakishly high or Freakishly low rates quoted by L1 contractor when compared with the revised notional estimate.
- c CWC-I further observed that the L1 Contractor M/s B.V. Enterprises, Chennai has submitted rate revision sheet wherein further price reduction has been offered for Items Sl. No. 01 & 02. For Items Sl. No. 03 to 06 no further price reduction has been offered in the second price negotiation and the rates for these items remain unchanged. CWC-I noted that the L1 contractor has submitted letter Dt. 19-02-2024 wherein they have intimated that they have offered further price reduction for Items Sl. No. 1 and 2 in the second price negotiation for the subject work in the rate revision sheet and have now offered a total price reduction of Rs. 10,000 /- in the second price negotiation. The Contractor has submitted that the revised quoted prices in the second price negotiation are the barest minimum prices for execution of the work and no further reduction is possible from their end. The contractor has requested to accept their reduced prices and release the order.
- d CWC-I observed that the revised overall rates and revised overall total amount quoted by the L1 contractor is competitive and reasonable.

31 DECISION OF CWC-I HELD ON 23-02-2024

In view of the aforesaid observations, CWC-I decided to place Contract Agreement on the L1 Contractor, M/s B.V. Enterprises, Chennai, at their revised quoted total amount of Rs. 9,55,100 /- (Rupees Nine Lakhs Fifty Five Thousand and One Hundred Only) for the work.

CWC-I authorised to operate upto (+) or (-) 10 % deviation over the CA amount.

- 32 Security Deposit : The contractor has to submit SD of Rs. 23,900 /- (Rupees Twenty Three Thousand and Nine Hundred Only) in the form of Fixed Deposit / Term Deposit / BG in favour of CGM / HVF, Avadi from any Nationalised bank for the completion and maintenance period which will be releasable on satisfactory completion of the defects liability period.
- 33 Completion time : Three Months (90 days) from the date of handing over of site.
- 34 Payment : As per IAFW 2249, Cost debitable to : Code Head 920/34 (Capital Grant)

(INDAL KUMAR PANKAJ)
GM / QA

(Alternate Officer for GM / IMS & STORES)
MEMBER / USER

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

(G. KRISHNA KISHORE)
GM / HR, F&A
MEMBER / FINANCE

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

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24/2