

**MINUTES FOR E-PRICE BID REVISION APPROVAL CWC- I HELD ON 18-04-2024
FOR THE ELECTRICAL WORK- PERCENTAGE RATE CONTRACT FOR MINOR /
PETTY DAILY ELECTRICAL REPAIR WORKS IN HVF ESTATE RESIDENTIAL
BUILDINGS AND AMENITY BUILDINGS**

CIVIL ENGINEERING OFFICE

The following Officers were present: -

- | | | |
|----------------------------|----------------------|----------------------|
| 1. Shri. V.R. Rambhad | CGM / HVF | - Chairman / CWC – I |
| 2. Shri. M. Sivakumar | GM / HR, F&A | - Member / Finance |
| 3. Shri. Paidi Annajee Rao | GM / IMS | - Member / User |
| 4. Shri. K. Tulasi Rao | Jt.GM / IMS, EO & GS | - Member Secretary |

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2023-24/72, Dt. 02-02-2024.
e-Procurement Tender ID: 2024_AVNL_184248_1
- 02 Name of the Work : Percentage Rate Contract for Minor / Petty Daily Electrical
Repair Works in HVF Estate Residential Buildings and
Amenity Buildings.
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 809 / 02 (Revenue Grant)
- 05 User Section : HVF / IMS - EE (Estate)
- 06 Estimated cost of Work (Approx) : Rs.50,00,000 /= (As per delegation of Financial Powers
issued by AVNL as on 01-10-2021, Point Sl.No. 54. (For
Revenue Civil works), Sub Clause "b", and AVNL
Amendment letter Dt. 22-04-2022 & 07-06-2023, CGM is
empowered for Issue of Acceptance of Necessity &
Administrative Approval and placement of contract for
Departmental Works upto Rs. 50 Lakhs (in each case).
Hence the subject case falls under the financial powers of
CWC-I).
- 07 Approval & Financial Concurrence : (i) CGM Approval vide IMS/EE-Estate Note No.18//EE(E)/
PRC/2023 dated 03-11-2023.
(ii) F&A Concurrence vide Letter No. 12501/HVF/FIN&ACCT/
86/2022, dated 19-12-2023.
- 08 e-Tender published in CPPP : 08-02-2024
e-proc website on
- 09 Scheduled Bid Submission Closing : Original Bid Submission Closing Date : 23-02-2024
date & Tender Opening date : Original Technical Tender Opening Date : 24-02-2024
- 10 No. of T.O.D Postponements : 01 Auto Extension
(BSCD: 08-03-2024 & TOD: 09-03-2024)
- 11 e-Tender Technical /Eligibility Bid : 09-03-2024
opened on
- 12 No. of Responses received online : 02 Responses / Bids were received online.

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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. Vijayalakshmi Enterprises, Chennai	FDR, Date of Maturity 20-05-2024.	Confirmed. Offer Validity till 07-06-2024
02	M/s. Ram Electricals, Chennai	FDR, Date of Maturity 21-08-2024.	Confirmed. Offer Validity till 07-06-2024

14. **Eligibility Bid :-** CWC-I held on 22-03-2024 deliberated the case 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.,

- M/s. Vijayalakshmi Enterprises, Chennai and
- M/s. Ram Electricals, Chennai

15. Accordingly e-Price Bid of the eligible contractors were Opened on:- 27-03-2024

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

Sl.No	NAME OF THE CONTRACTOR	STATUS	Quoted Percentage over/below the overall rates in the Annexure "B" of the tender
1.	M/s. Vijayalakshmi Enterprises, Chennai	L1	(+) 04.89 % Higher
2.	M/s. Ram Electricals, Chennai	L2	(+) 09.00 % Higher

17. **OBSERVATIONS OF CWC - I HELD ON 29-03-2024:**

- CWC - I observed that the L1 Contractor M/s. Vijayalakshmi Enterprises, Chennai has quoted (+) 04.89 % (Plus Four Point Eight Nine Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work. It is submitted that the rates for items mentioned in the Annexure "B" (Schedule) comprise of MES SSR 2020 rates (at par) for majority of items. For some items LPR / MR rates have been taken. As per clause No.15 of the tender (in e-procurement portal) the contractors quoted rates are inclusive of GST.
- CWC - I observed that no market variation letter has been received from CE/ Hyderabad for MES SSR 2020 rates. Hence the MV letter issued by CE Chennai zone is being referred. The present Market variation allowed as per CE Chennai zone forecasting percentage is (+) 10.00 % as per latest MV circulated vide CE Chennai zone letter dt 05-02-2024 for the quarter ending March 2024.
- CWC - I observed that in the Market variation letters issued by CE Chennai Zone it is stated that the percentages indicated are for normal works in unrestricted areas. In case of restricted areas an addition of (+) 5% is allowed for normal restricted areas and an addition of (+) 10% is allowed for Factory areas. Considering HVF Estate as normal restricted area, the overall Market variation will be (+) 15% { + 10% MV + 05% for normal restricted area}.
- CWC - I observed that the last CA for similar work viz., Percentage Rate Contract for Electrical Maintenance in HVF Estate was awarded to M/s. ETA Engineering Private Limited, Chennai vide CA No. HVF/CE/10/2022-23/Maint., dated 24-09-2022 at an Order cost of Rs. 50,00,000 /-. The Original PDC for the CA was 04-10-2023 and the Extended PDC for the CA was upto 29-02-2024 and the work has been completed.

18. **DECISION OF CWC- I HELD ON 29-03-2024:**

CWC - I deliberated the case and observed that the L1 Contractor viz, M/s. Vijayalakshmi Enterprises, Chennai has quoted a percentage rate of (+) 04.89 % (Plus Four Point Eight Nine Percentage Only) above the overall rates in the Annexure "B" of the tender in the present case and there is a scope for reduction in quoted percentage. In view of the above observations, CWC - I decided to refer the quoted percentage of (+) 04.89 % (Plus Four Point Eight Nine Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work to the L1 Contractor M/s. Vijayalakshmi Enterprises, Chennai for their consideration and downward revision.

19. As directed by CWC - I, online price percentage negotiation was initiated with the L1 Contractor, M/s. Vijayalakshmi Enterprises, Chennai seeking downward revision of their quoted percentage. The Revised price bid of the L1 Contractor was received vide email on 02-04-2024.

20. The L1 Contractor, M/s. Vijayalakshmi Enterprises, Chennai has replied to the Price Percentage Negotiation and the revised percentage is as follows:

Sl. No	Name of the Contractor	Original Quoted Percentage wrt Annexure "B" of the tender	Revised Percentage wrt Annexure "B" of the tender
01	M/s. Vijayalakshmi Enterprises, Chennai	(+) 04.89 % Higher	(+) 04.50 % Higher

The L1 Contractor further in their rate revision sheet stated "We quoted reasonable rate and we give reduction 0.39%. The work was fully maintenance work in daily basis and also external electrical work SSR rate is low". By stating the above the Contractor requested HVF to consider the reduction offered.

21. OBSERVATIONS OF CWC- I AFTER PRICE REVISION HELD ON 05-04-2024:

- CWC – I observed that the L1 Contractor M/s. Vijayalakshmi Enterprises, Chennai has revised his quoted percentage from (+) 04.89 % to (+) 04.50 % (Plus Four Point Five Zero Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work. CWC – I also observed that the Contractor M/s. Vijayalakshmi Enterprises, Chennai further in their rate revision sheet stated "We quoted reasonable rate and we give reduction 0.39%. The work was fully maintenance work in daily basis and also external electrical work SSR rate is low". By stating the above the Contractor requested HVF to consider the reduction offered.
- CWC – I observed that the rates for items mentioned in the Annexure "B" (Schedule) comprise of MES SSR 2020 rates (at par) for majority of items. For some items LPR / MR rates have been taken. As per clause No.15 of the tender (in e-proc portal) the contractors quoted rates are inclusive of GST.
- CWC – I observed that no market variation letter has been received from CE/ Hyderabad for MES SSR 2020 rates. Hence the MV letter issued by CE Chennai zone is being referred. The present Market variation allowed as per CE Chennai zone forecasting percentage is (+) 10.00 % as per latest MV circulated vide CE Chennai zone letter dt 05-02-2024 for the quarter ending March 2024.
- CWC – I observed that in the Market variation letters issued by CE Chennai Zone it is stated that the percentages indicated are for normal works in unrestricted areas. In case of restricted areas an addition of (+) 5% is allowed for normal restricted areas and an addition of (+) 10% is allowed for Factory areas. Considering HVF Estate as normal restricted area, the overall Market variation will be (+) 15% { + 10% MV + 05% for normal restricted area}.
- CWC – I observed that the last CA for similar work viz., Percentage Rate Contract for Electrical Maintenance in HVF Estate was awarded to M/s. ETA Engineering Private Limited, Chennai vide CA No. HVF/CE/10/2022-23/Maint., dt 24-09-2022 at a Percentage Rate of (-) 15.80 % below the Overall rates in the Annexure "I" of the tender at an Order cost of Rs. 50,00,000 /-. The Extended PDC for the CA was upto 29-02-2024 and the work has been completed.
- CWC – I observed that in the last CA for similar work, the Schedule of Items comprises of 124 Items with MES SSR rates whereas in the present tender the Schedule of items comprises of 231 Items and 172 are with MES SSR rates and the remaining items are based on LPR / MR rates.

22. DECISION OF CWC- I HELD ON 05-04-2024:

CWC – I deliberated the case and observed that the L1 Contractor viz, M/s. Vijayalakshmi Enterprises, Chennai has revised and offered a percentage rate of (+) 04.50 % (Plus Four Point Five Zero Percentage Only) above the overall rates in the Annexure "B" of the tender in the present case and still there is a scope for further reduction in offered percentage. In view of the above observations, CWC – I decided to once again refer the offered percentage of (+) 04.50 % (Plus Four Point Five Zero Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work to the L1 Contractor M/s. Vijayalakshmi Enterprises, Chennai once again for their consideration and downward revision.

23. As directed by CWC – I, online price percentage negotiation was once again initiated with the L1 Contractor, M/s. Vijayalakshmi Enterprises, Chennai seeking downward revision of their offered percentage. The Revised price bid of the L1 Contractor was received vide email on 16-04-2024.

24. The L1 Contractor, M/s. Vijayalakshmi Enterprises, Chennai has replied to the 2nd Price Percentage Negotiation and the revised percentage is as follows:

Sl. No	Original Quoted Percentage wrt Annexure "B" of the tender	Revised Percentage After 1 st Negotiation wrt Annexure "B" of the tender	Revised Percentage After 2 nd Negotiation wrt Annexure "B" of the tender
01	(+) 04.89 % Higher	(+) 04.50 % Higher	(+) 04.30 % Higher

The L1 Contractor further in their 2nd rate revision sheet stated "We quoted reasonable rate and we give reduction 0.20%. The work was fully maintenance work in daily basis, already we gave 0.39% reduction and we give additional 0.20% and external electrical work SSR rates are very low". By stating the above the Contractor requested HVF to consider the reduction offered.

25. OBSERVATION AFTER 2nd PRICE REVISION:

- a) It is submitted that the L1 Contractor M/s. Vijayalakshmi Enterprises, Chennai in reply to the 2nd Price Negotiation has revised his offered percentage from (+) 04.50 % to (+) 04.30 % (Plus Four Point Three Zero Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work. The Contractor M/s. Vijayalakshmi Enterprises, Chennai further in their rate revision sheet stated "We quoted reasonable rate and we give reduction 0.20%. The work was fully maintenance work in daily basis, already we gave 0.39% reduction and we give additional 0.20% and external electrical work SSR rates are very low". By stating the above the Contractor requested HVF to consider the reduction offered.
- b) It is submitted that the rates for items mentioned in the Annexure "B" (Schedule) comprise of MES SSR 2020 rates (at par) for majority of items. For some items LPR / MR rates have been taken. As per clause No.15 of the tender (in e-proc portal) the contractors quoted rates are inclusive of GST.
- c) It is submitted that no market variation letter has been received from CE/ Hyderabad for MES SSR 2020 rates. Hence the MV letter issued by CE Chennai zone is being referred. The present Market variation allowed as per CE Chennai zone forecasting percentage is (+) 10.00 % as per latest MV circulated vide CE Chennai zone letter dt 05-02-2024 for the quarter ending March 2024.
- d) It is submitted that in the Market variation letters issued by CE Chennai Zone it is stated that the percentages indicated are for normal works in unrestricted areas. In case of restricted areas an addition of (+) 5% is allowed for normal restricted areas and an addition of (+) 10% is allowed for Factory areas. Considering HVF Estate as normal restricted area, the overall Market variation will be (+) 15% { + 10% MV + 05% for normal restricted area}.
- e) It is submitted that the last CA for similar work viz., Percentage Rate Contract for Electrical Maintenance in HVF Estate was awarded to M/s. ETA Engineering Private Limited, Chennai vide CA No. HVF/CE/10/2022-23/Maint., dt 24-09-2022 at a Percentage Rate of (-) 15.80 % below the Overall rates in the Annexure "I" of the tender at an Order cost of Rs. 50,00,000 /-. The Extended PDC for the CA was upto 29-02-2024 and the work has been completed.
- f) It is submitted that the last CA for similar work Schedule comprises of 124 Items with MES SSR rates whereas in the present tender the Schedule of items comprises of 231 Items and 172 are with MES SSR rates and the remaining items are based on LPR / MR rates.
- g) It is submitted that in OCF, Avadi, the Contract Agreement for similar work i.e "Percentage Rate Contract for Electrical Works of Factory and Estate" was awarded to M/s. Sri Krishna Agencies, Chennai vide CA No. 003/CA/CEO/2023-24/REV dt 27-12-2023 at a Percentage rate of (+) 10.00 % above the Overall rates in the Schedule "A" of the tender at an Order cost of Rs. 7,50,000 /-.

26. OBSERVATIONS OF CWC- I AFTER 2nd PRICE REVISION HELD ON 18-04-2024:

- a) CWC – I Observed that the L1 Contractor M/s. Vijayalakshmi Enterprises, Chennai in reply to the 2nd Price Negotiation has revised his offered percentage from (+) 04.50 % to (+) 04.30 % (Plus Four Point Three Zero Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work. The Contractor M/s. Vijayalakshmi Enterprises, Chennai further in their rate revision sheet stated "We quoted reasonable rate and we give reduction 0.20%. The work was fully maintenance work in daily basis, already we gave 0.39% reduction and we give additional 0.20% and external electrical work SSR rates are very low". By stating the above the Contractor requested HVF to consider the reduction offered.
- b) CWC – I Observed that the rates for items mentioned in the Annexure "B" (Schedule) comprise of MES SSR 2020 rates (at par) for majority of items. For some items LPR / MR rates have been taken. As per clause No.15 of the tender (in e-proc portal) the contractors quoted rates are inclusive of GST.
- c) CWC – I Observed that no market variation letter has been received from CE/ Hyderabad for MES SSR 2020 rates. Hence the MV letter issued by CE Chennai zone is being referred. The present Market variation allowed as per CE Chennai zone forecasting percentage is (+) 10.00 % as per latest MV circulated vide CE Chennai zone letter dt 05-02-2024 for the quarter ending March 2024.

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- d) CWC – I Observed that in the Market variation letters issued by CE Chennai Zone it is stated that the percentages indicated are for normal works in unrestricted areas. In case of restricted areas an addition of (+) 5% is allowed for normal restricted areas and an addition of (+) 10% is allowed for Factory areas. Considering HVF Estate as normal restricted area, the overall Market variation will be (+) 15% { + 10% MV + 05% for normal restricted area}.
- e) CWC – I Observed that the last CA for similar work viz., Percentage Rate Contract for Electrical Maintenance in HVF Estate was awarded to M/s. ETA Engineering Private Limited, Chennai vide CA No. HVF/CE/10/2022-23/Maint., dt 24-09-2022 at a Percentage Rate of (-) 15.80 % below the Overall rates in the Annexure "I" of the tender at an Order cost of Rs. 50,00,000 /-. The Extended PDC for the CA was upto 29-02-2024 and the work has been completed.
- f) CWC – I Observed that the last CA for similar work Schedule comprises of 124 Items with MES SSR rates whereas in the present tender the Schedule of items comprises of 231 Items and 172 are with MES SSR rates and the remaining items are based on LPR / MR rates.
- g) CWC – I Observed that in OCF, Avadi, the Contract Agreement for similar work i.e "Percentage Rate Contract for Electrical Works of Factory and Estate" was awarded to M/s. Sri Krishna Agencies, Chennai vide CA No. 003/CA/CEO/2023-24/REV dt 27-12-2023 at a Percentage rate of (+) 10.00 % above the Overall rates in the Schedule "A" of the tender at an Order cost of Rs. 7,50,000 /-. Hence, the revised percentage rate of (+) 04.30 % (Plus Four Point Three Zero Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work appears reasonable.
- h) CWC – I further observed that the schedule of Items consist of 231 Items out of which 172 Items are with MES SSR rates and remaining 59 Items are with LPR /MR rates. The rates indicated in the Schedule for MES SSR items are "At Par" rates. The present Market Variation for External Electrification Works is (+) 15% {+10% MV + 05% for normal restricted area} as per latest MV circulated vide CE Chennai zone letter dt 05-02-2024 for the quarter ending March 2024. On applying the Market Variation for the 172 Items and juxtaposing the same on the schedule of items without Market Variation, the increase in overall price percentage amounts to 11.85 %. In comparison the revised percentage rate of (+) 04.30 % (Plus Four Point Three Zero Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work is competitive and reasonable.

27. DECISION OF CWC- I HELD ON 18-04-2024:

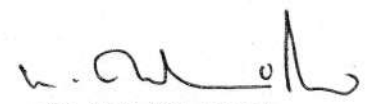
In view of the above observations, CWC – I decided to place Contract Agreement on the L1 Contractor M/s. Vijayalakshmi Enterprises, Chennai, at their revised percentage of (+) 04.30 % (Plus Four Point Three Zero Percentage Only) above the overall rates in the Annexure "B" of the tender for the subject work (to the total value of Rupees Fifty Lakhs).

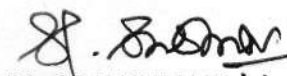
28. Security Deposit :-The Contractor has to submit Security Deposit of Rs. 1,25,000/- (Rupees One Lakh and Twenty Five Thousand Only) in the form of Fixed Deposit/ Term Deposit / Bank Guarantee in favour of Chief General Manager, HVF, Avadi from any Commercial bank for the completion and maintenance period which will be releasable on satisfactory completion of the defects liability period.

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

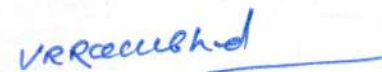
30. Payment:- i) As per IAFW 2249. ii) Cost debitable to: - Code Head No.809/02 (Under Revenue Grant)


(PAIDI ANNAJEE RAO)
GM / IMS
MEMBER / USER


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


(M. SIVAKUMAR)
GM / HR, F&A
MEMBER / FINANCE




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