

**MINUTES FOR E-PRICE BID REVISION APPROVAL CWC- I HELD ON 07-06-2024
FOR THE CIVIL WORK– EXTENSION OF BALCONY IN TYPE V 2/4 QUARTERS
AT HVF ESTATE, AVADI.**

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, IMS | - Member / Finance |
| 3. Shri. Paidi Annajee Rao | GM / EO, STORES & GS | - Member / User |
| 4. Shri. K. Tulasi Rao | Jt.GM / IMS | - Member Secretary |

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2023-24/78, Dt. 05-03-2024.
e-Procurement Tender ID : 2024_AVNL_189807_1
- 02 Name of the Work : Extension of Balcony in Type V 2/4 Quarters at HVF Estate, Avadi.
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 920 / 34 (Under Capital Civil Works Grant) (ND 2345)
- 05 User Section : HVF / IMS -CE (Estate)
- 06 Estimated cost of Work (Approx) : Rs.5,95,000 /= (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 & 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 Approval vide IMS/CE(Estate) Note No.1659/IMS /2023-24/CAP., dt 20-12-2023.
ii) F&A Concurrence vide Letter No. 12501/HVF/ FIN&ACCT /86/2024, dt. 10-02-2024.
- 08 e-Tender published in CPPP e-proc website on : 07-03-2024
- 09 Scheduled Bid Submission Closing date& Tender Opening date : Original Bid Submission Closing Date : 22-03-2024
Original Technical Tender Opening Date : 23-03-2024
- 10 No. of T.O.D Postponements : 02 Auto Extension
1st Auto Ext: (BSCD: 05-04-2024 & TOD: 06-04-2024)
2nd Auto Ext: (BSCD: 12-04-2024 & TOD: 13-04-2024)
- 11 e-Tender Technical /Eligibility Bid opened on : 13-04-2024
- 12 No. of Responses received online : 02 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. B.V. Enterprises, Chennai	FDR, Date of Maturity 11-07-2024.	Confirmed. Offer Validity till 12-07-2024
02	M/s. S. Vinayagamurthy, Thiruvallur	DD, Date of Maturity 04-07-2024.	Confirmed. Offer Validity till 12-07-2024

h. a. m. d.

14. **Eligibility Bid:-** CWC- I held on 18-04-2024 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 Participating Contractors viz.,

- a) M/s. B.V. Enterprises, Chennai and
- b) M/s. S.Vinayagamurthy, Thiruvallur.

15. Accordingly e-Price Bid of the eligible contractors were Opened on:- 22-04-2024.

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. S. Vinayagamurthy, Thiruvallur	L1	Rs. 6,21,580 /-	(+) 04.47 %
02	M/s. B.V. Enterprises, Chennai	L2	Rs. 6,50,475 /-	(+) 09.32 %

17. **OBSERVATIONS:**

- a. It is observed that M/s. S. Vinayagamurthy, Thiruvallur is the L1 contractor and has quoted the amount of **Rs. 6,21,580 /-** (Rupees Six Lakhs Twenty One Thousand Five Hundred and Eighty Only). The quoted rate is **Higher by (+) 04.47 %** than the department estimate of Rs.5,95,000 /- (prepared based on SSR 2020 with MV of (+) 15% for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).
- b. It is submitted that as per the Latest Market Variation for Quarter ending March 2024 circulated vide CE Chennai Zone, letter dt. 05-02-2024 the latest Market Variation for Civil Works "New Buildings & Structures" & for Electrical Works "External Electrification" for SSR Items is (+) 15% {MV of "(+) 10%" Plus (+)05% for Restricted Area – HVF Estate Area}.
- c. It is submitted that the L1 Contractor quoted rates in this tender are Freakishly high for Item Sl. No. 13 (01 Item) and there are No Freakishly low items quoted by the L1 Contractor. It is confirmed that the estimate and quantities have been checked and certified that the quantity indicated for freakishly high item is not under estimated. It is also submitted that the rates quoted by the L1 contractor for items Sl. No 01, 05, 07, 09, 14 & 26 (06 Items) are higher than the departmental estimate by more than 10%.
- d. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.

18. **OBSERVATIONS OF CWC- I HELD ON 26-04-2024:**

- a. CWC-I observed that M/s. S. Vinayagamurthy, Thiruvallur is the L1 contractor and has quoted the amount of **Rs. 6,21,580 /-** (Rupees Six Lakhs Twenty One Thousand Five Hundred and Eighty Only). The quoted rate is **Higher by (+) 04.47 %** than the department estimate of Rs.5,95,000 /- (prepared based on SSR 2020 with MV of (+) 15% for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).
- b. CWC-I observed that as per the Latest Market Variation for Quarter ending March 2024 circulated vide CE Chennai Zone, letter dt. 05-02-2024 the latest Market Variation for Civil Works "New Buildings & Structures" & for Electrical Works "External Electrification" for SSR Items is (+) 15% {MV of "(+) 10%" Plus (+)05% for Restricted Area – HVF Estate Area}.
- c. CWC-I observed that the L1 Contractor quoted rates in this tender are Freakishly high for Item Sl. No. 13 (01 Item) and there are No Freakishly low items quoted by the L1 Contractor. CWC-I also observed that the estimate and quantities have been checked and certified that the quantity indicated for freakishly high item is not under estimated. CWC-I observed that the rates quoted by the L1 contractor for items Sl. No 01, 05, 07, 09, 14 & 26 (06 Items) are higher than the departmental estimate by more than 10%.
- d. 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.

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19. DECISION OF CWC - I HELD ON 26-04-2024:

CWC – I decided to refer the freak rate on higher side for item Sl. No. 13 (01 Item) to the L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur for their consideration and downward revision of their quoted rate.

CWC - I also decided to refer the rates for items Sl. No 01, 05, 07, 09, 14 & 26 (06 Items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%) to the L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur for their consideration and downward revision of their quoted rates.

20. As directed by CWC – I, offline price negotiation was initiated with the L1 Contractor, M/s. S. Vinayagamurthy, Thiruvallur seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur, was received vide email on 10-05-2024.

21. 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		
<u>Items where the rates quoted are Freakishly High: (Rate Revision Offered)</u>							
01	Item Sl. No. 13	Rs.	75.00	193.77 %	Rs.	28.00	9.67 %
<u>Items where the rates quoted are higher than estimate by more than 10%: (Rate Revision Offered)</u>							
02	Item Sl. No. 01	Rs.	890.00	14.65 %	Rs.	853.00	9.89 %
03	Item Sl. No. 05	Rs.	109.00	15.77 %	Rs.	103.00	9.40 %
04	Item Sl. No. 09	Rs.	325.00	11.39 %	Rs.	320.00	9.68 %
<u>Items where the rates quoted are higher than estimate by more than 10%: (Rate Revision Not Offered)</u>							
05	Item Sl. No. 07	Rs.	7400.00	30.86 %	Rs.	7400.00	30.86 %
06	Item Sl. No. 14	Rs.	155.00	32.66 %	Rs.	155.00	32.66 %
07	Item Sl. No. 26	Rs.	2650.00	20.48 %	Rs.	2650.00	20.48 %

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. S. Vinayagamurthy, Thiruvallur	Rs. 5,95,000 /-	Rs. 6,21,580 /-	Rs. 6,13,323 /-	(+) 3.08 % (Higher)
Total Amount Reduced by the L1 Contractor: Rs. 8,257 /-				

22. OBSERVATIONS OF CWC- I AFTER PRICE REVISION HELD ON 25-05-2024:

a. CWC - I observed that the L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur has revised his quoted amount from Rs. 6,21,580 /- to Rs. 6,13,323 (Rupees Six Lakhs Thirteen Thousand Three Hundred and Twenty Three Only). The revised rate is **Higher by (+) 3.08 %** than the department estimate of Rs. 5,95,000 /- (prepared based on MES SSR 2020 rates with MV of (+) 15% for Civil & Electrical SSR Items. For some items LPR / MR / BQ has been taken).

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b. 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 referred. The present MV allowed as per CE/ Chennai zone forecasting percentage for Civil Works "New Buildings & Structures" & also for Electrical Works "External Electrification" is (+) 15% {MV of "(+) 10%" Plus (+)05% for Restricted Area – HVF Estate Area} as per latest MV circulated vide CE/ Chennai zone letter dt 26-04-2024 for the quarter ending June 2024. CWC - I also observed that after Price revision, there is No freakishly high items and freakishly low items quoted by the L1 Contractor.

c. CWC - I observed that the L1 contractor has revised his rate for the Freakishly High item Sl. No. 13 (01 item) and after Price revision the rate has become Non Freakish.

d. CWC - I observed that the L1 Contractor in reply to the price negotiation for Items where the rates quoted are higher than estimate by more than 10% has offered Price revision for 03 out of 06 items. After Price revision the revised rates for items Sl. No 01, 05 & 09 (03 Items) offered are reduced and are higher than the departmental estimate by less than 10%. The L1 Contractor has not offered any price revision for items Sl. No 07, 14 & 26 (03 Items) and the rates remain same and are higher than departmental estimate by more than 10%. The L1 Contractor revised his overall quoted rate and reduced Rs. 8,257 /- from their initial offer.

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.

23. DECISION OF CWC - I HELD ON 25-05-2024:

CWC – I observed that the L1 Contractors revised rate of Rs. 6,13,323 (Rupees Six Lakhs Thirteen Thousand Three Hundred and Twenty Three Only) is still Higher by (+) 3.08 % than the department estimate of Rs. 5,95,000 /- (prepared based on MES SSR 2020 rates with MV of (+) 15% for Civil & Electrical SSR Items. For some items LPR / MR / BQ has been taken) and there still appears a scope for further reduction in the revised price offered by the L1 Contractor. Hence CWC – I decided to once again refer the items Sl. No 07, 14 & 26 (03 Items wherein the rates offered 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. S. Vinayagamurthy, Thiruvallur for their consideration and downward revision of their revised quoted rates.

24. As directed by CWC – I, once again offline price negotiation was initiated with the L1 Contractor, M/s. S. Vinayagamurthy, Thiruvallur seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur, was received vide email on 30-05-2024.

25. The L1 Contractor has once again 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 1 st Price Revision and Percentage wrt Estimated Cost			Revised Unit Rate (Rs.) after 2 nd Price Revision and Percentage wrt Estimated Cost		
<u>Items where the rates are higher than estimate by more than 10%: (Rate Revision Offered)</u>										
01	Item Sl. No. 07	Rs.	7400.00	30.86 %	Rs.	7400.00	30.86 %	Rs.	6220.00	09.99 %
02	Item Sl. No. 14	Rs.	155.00	32.66 %	Rs.	155.00	32.66 %	Rs.	128.00	09.55 %
03	Item Sl. No. 26	Rs.	2650.00	20.48 %	Rs.	2650.00	20.48 %	Rs.	2418.00	09.93 %

The status of Prices quoted by the L1 Contractor, M/s. S. Vinayagamurthy, Thiruvallur after 2nd Price revision are as follows;

Estimated Price	Original Quoted Price	Revised Price (After 1 st Price Negotiation)	Revised Price (After 2 nd Price Negotiation)	Diff. of Revised Price in % over Estimated price
Rs. 5,95,000 /-	Rs. 6,21,580 /-	Rs. 6,13,323 /-	Rs. 6,05,725 /-	(+) 1.80 % (Higher)
Amount Reduced by the L1 Contractor in the 1 st Price Revision: Rs. 8,257 /-				
Amount Reduced by the L1 Contractor in the 2 nd Price Revision: Rs. 7,598 /-				
Total Amount Reduced by the L1 Contractor (1 st Revision + 2 nd Revision) : Rs. 15,855 /-				



26. OBSERVATIONS AFTER 2nd PRICE REVISION:

- a. It is observed that the L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur during the 2nd Price revision has revised his offered Total amount from Rs. 6,13,323 /- to Rs. 6,05,725 (Rupees Six Lakhs Five Thousand Seven Hundred and Twenty Five Only). The revised rate is **Higher by (+) 01.80 %** than the department estimate of Rs. 5,95,000 /- (prepared based on MES SSR 2020 rates with MV of (+) 15% for Civil & Electrical SSR Items. For some items LPR / MR / BQ has been taken).
- b. 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 referred. The present MV allowed as per CE/ Chennai zone forecasting percentage for Civil Works "New Buildings & Structures" & also for Electrical Works "External Electrification" is (+) 15% {MV of "(+) 10%" Plus (+)05% for Restricted Area – HVF Estate Area} as per latest MV circulated vide CE/ Chennai zone letter dt 26-04-2024 for the quarter ending June 2024. It is submitted that after Price revision, there is No freakishly high items and freakishly low items quoted by the L1 Contractor.
- c. It is submitted that the L1 Contractor in reply to the price negotiation for Items where the rates quoted are higher than estimate by more than 10% has offered Price revision for all the 03 items. After Price revision the revised rates for items Sl. No 07, 14 & 26 (03 Items) offered are reduced and are higher than the departmental estimate by less than 10%.
- d. It is submitted that the L1 Contractor has offered Price reduction of Rs. 8,257 /- in reply to the 1st Price revision and in the 2nd Price revision has offered Price reduction of Rs. 7,598 /-. The Overall reduction offered by the L1 Contractor after both Price revisions is Rs. 15,855 /-.
- e. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.

27. OBSERVATIONS OF CWC- I AFTER 2nd PRICE REVISION HELD ON 07-06-2024:

- a. CWC – I observed that the L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur during the 2nd Price revision has revised his offered Total amount from Rs. 6,13,323 /- to Rs. 6,05,725 (Rupees Six Lakhs Five Thousand Seven Hundred and Twenty Five Only). The revised rate is **Higher by (+) 01.80 %** than the department estimate of Rs. 5,95,000 /- (prepared based on MES SSR 2020 rates with MV of (+) 15% for Civil & Electrical SSR Items. For some items LPR / MR / BQ has been taken).
- b. 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 referred. The present MV allowed as per CE/ Chennai zone forecasting percentage for Civil Works "New Buildings & Structures" & also for Electrical Works "External Electrification" is (+) 15% {MV of "(+) 10%" Plus (+)05% for Restricted Area – HVF Estate Area} as per latest MV circulated vide CE/ Chennai zone letter dt 26-04-2024 for the quarter ending June 2024. CWC – I also observed that after Price revision, there is No freakishly high items and freakishly low items quoted by the L1 Contractor.
- c. CWC – I observed that the L1 Contractor in reply to the price negotiation for Items where the rates quoted are higher than estimate by more than 10% has offered Price revision for all the 03 items. After Price revision the revised rates for items Sl. No 07, 14 & 26 (03 Items) offered are reduced and are higher than the departmental estimate by less than 10%.
- d. CWC – I observed that the L1 Contractor has offered Price reduction of Rs. 8,257 /- in reply to the 1st Price revision and in the 2nd Price revision has offered Price reduction of Rs. 7,598 /-. The Overall reduction offered by the L1 Contractor after both Price revisions is Rs. 15,855 /-.
- 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 revised rates / overall total amount of Rs. 6,05,725 (Rupees Six Lakhs Five Thousand Seven Hundred and Twenty Five Only) offered by the L1 Contractor when compared with the estimated price is competitive and reasonable.



28. **DECISION OF CWC - I HELD ON 07-06-2024:**

In view of the above observations, CWC – I decided to place Contract Agreement on the L1 Contractor M/s. S. Vinayagamurthy, Thiruvallur, at their revised quoted total price of Rs. 6,05,725 (Rupees Six Lakhs Five Thousand Seven Hundred and Twenty Five Only) for carrying out the subject work. CWC – I authorized to operate up to (+) or (-) 10% deviation over the CA amount.

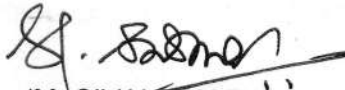
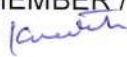
29. **Security Deposit :-** The Contractor has to submit Security Deposit of Rs. 15,200 /- (Rupees Fifteen Thousand and Two Hundred Only) in the form of Fixed Deposit / Term Deposit / Bank Guarantee in favour of Chief General Manager, HVF, Avadi from any Commercial bank for the completion and maintenance period which will be releasable on satisfactory completion of the defects liability period.

30. **Completion time :** 03 (Three) Months from the date of handing over of site.

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


(PAIDI ANNAJEE RAO)
GM / EO, STORES & GS
MEMBER / USER


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


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



(V.R. RAMBHAD) 07/06
CGM / HVF 2024.
CHAIRMAN / CWC – I