

**MINUTES FOR E-PRICE BID REVISION APPROVAL CWC- I HELD ON 28-06-2024
FOR THE CIVIL WORK– SPECIAL REPAIRS TO LEAKY ROOF OF SOUTH ZONE
QUARTERS AND PUBLIC BUILDINGS 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/2023-24/89, Dt. 26-03-2024.
e-Procurement Tender ID : 2024_AVNL_192395_1
- 02 Name of the Work : Special Repairs to Leaky Roof of South Zone Quarters and Public Buildings 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 2328)
- 05 User Section : HVF / IMS -CE (Estate)
- 06 Estimated cost of Work (Approx) : Rs. 1,97,13,000 /= (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(E) /2023-2024/Cap., dt 06-07-2023 & 15-02-2024.
ii) F&A Concurrence vide Letter No. 12501/HVF/ FIN&ACCT /86/2024, dt. 11-03-2024.
iii) ADP Approval vide AVNL Letter No. AVNLCO/ENGG/ CIVIL/ADP/HVF-ND2328/2023-24, Dt. 07-02-2024.
- 08 e-Tender published in CPPP : 29-03-2024
e-proc website on
- 09 Scheduled Bid Submission Closing : Original Bid Submission Closing Date : 16-04-2024
date& Tender Opening date : Original Technical Tender Opening Date : 17-04-2024
- 10 No. of T.O.D Postponements : NIL
- 11 e-Tender Technical /Eligibility Bid : 17-04-2024
opened on
- 12 No. of Responses received online : 06 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. Shivkrupa Enterprises, Pune	DD, Date of Maturity 11-07-2024.	Confirmed. Offer Validity till 16-07-2024
02	M/s. Lakshmi Builders, Chennai	DD, Date of Maturity 14-07-2024.	Confirmed. Offer Validity till 16-07-2024
03	M/s. Sri Lakshmi Industries, Chennai	FDR, Date of Maturity 30-03-2026.	Confirmed. Offer Validity till 16-07-2024
04	M/s. Siva Enterprises, Chennai	FDR, Date of Maturity 12-07-2024.	Confirmed. Offer Validity till 16-07-2024
05	M/s. Aadharshila Constructions Co, Bhopal	FDR, Date of Maturity 08-07-2025.	Confirmed. Offer Validity till 16-07-2024
06	M/s. Amutha Engineering and Construction, Chennai	DD, Date of Maturity 15-07-2024.	Confirmed. Offer Validity till 16-07-2024

14. **Eligibility Bid:-** CWC- I held on 07-06-2024 deliberated the case and observed that all the 06 (Six) Participating Contractors have fulfilled the eligibility conditions of the tender and the offers of all the 06 (Six) participating contractors are technically acceptable. Hence, CWC - I approved opening of e-price bids of all the 06 (Six) Participating Contractors viz.,

- M/s. Shivkrupa Enterprises, Pune,
- M/s. Lakshmi Builders, Chennai,
- M/s. Sri Lakshmi Industries, Chennai,
- M/s. Siva Enterprises, Chennai,
- M/s. Aadharshila Constructions Co, Bhopal and
- M/s. Amutha Engineering and Construction, Chennai

15. Accordingly e-Price Bid of the eligible contractors were Opened on:- 11-06-2024.

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. Shivkrupa Enterprises, Pune	L1	Rs. 1,73,42,875 /-	(-) 12.02 %
02	M/s. Sri Lakshmi Industries, Chennai	L2	Rs. 1,75,43,550 /-	(-) 11.01 %
03	M/s. Amutha Engineering and Construction, Chennai	L3	Rs. 1,80,63,250 /-	(-) 08.37 %
04	M/s. Aadharshila Constructions Co, Bhopal	L4	Rs. 1,85,64,400 /-	(-) 05.83 %
05	M/s. Lakshmi Builders, Chennai	L5	Rs. 1,89,84,000 /-	(-) 03.70 %
06	M/s. Siva Enterprises, Chennai	L6	Rs. 2,07,51,375 /-	(+) 05.27 %

17. **OBSERVATIONS OF CWC- I HELD ON 20-06-2024:**

a. CWC – I observed that M/s. Shivkrupa Enterprises, Pune is the L1 contractor and has quoted the amount of **Rs. 1,73,42,875 /-** (Rupees One Crore Seventy Three Lakhs Forty Two Thousand Eight Hundred and Seventy Five Only). The quoted rate is **Lower by (-) 12.02 %** than the department estimate of Rs.1,97,13,000 /- (prepared based on MES SSR 2020 rates wherein "MV of (+) 10% { i.e. (+)05% MV Plus (+)05% for Restricted Area - HVF Estate Area}" rates have been used for Civil 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 June 2024 circulated vide CE Chennai Zone, letter dt. 26-04-2024 the latest Market Variation for "Addl/Altn/Spl Repairs/Maintenance" for SSR Items is (+) 10% {MV of "(+) 05%" Plus (+)05% for Restricted Area – HVF Estate Area}.
- c. CWC – I observed that the L1 Contractor quoted rate in this tender is Freakishly high for item Sl. No. 10 (01 Item) and the rates quoted by the L1 Contractor for Items Sl. No. 02, 04 & 06 (03 Items) are Freakishly Lower than the departmental estimate. CWC – I also observed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly high item is not under estimated and the quantities indicated for freakishly low items are not over estimated.
- d. CWC – I observed that the rates quoted by the L1 contractor for items Sl. No 03 & 07 (02 Items) are higher than the departmental estimate by more than 10%.
- 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.

18. DECISION OF CWC - I HELD ON 20-06-2024:

In view of the above observations, CWC – I decided to refer the freak rate on higher side for item Sl. No. 10 (01 item) to the L1 Contractor M/s. Shivkrupa Enterprises, Pune for their consideration and downward revision of their quoted rate.

CWC - I also decided to refer the rates for items Sl. No 03 & 07 (02 Items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%) to the L1 Contractor M/s. Shivkrupa Enterprises, Pune for their consideration and downward revision of their quoted rates.

CWC - I also decided to obtain confirmation from the L1 Contractor M/s. Shivkrupa Enterprises, Pune that good quality of material and labour will be maintained by them while executing the work for Items Sl. No. 02, 04 & 06 (03 Items) wherein the rates quoted by them are freakishly on the lower side.

19. As directed by CWC – I, offline price negotiation was initiated with the L1 Contractor, M/s. Shivkrupa Enterprises, Pune seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. Shivkrupa Enterprises, Pune, was received vide email on 23-06-2024.

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		
<u>Items where the rates quoted was Freakishly High: (Rate Revision Offered)</u>							
01	Item Sl. No. 10	Rs.	250.00	61.98 %	Rs.	210.00	36.06 %
<u>Items where the rates quoted were higher than estimate by more than 10%: (Rate Revision Offered)</u>							
02	Item Sl. No. 03	Rs.	350.00	20.93 %	Rs.	318.00	09.87 %
03	Item Sl. No. 07	Rs.	650.00	39.78 %	Rs.	511.50	10.00 %

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. Shivkrupa Enterprises, Pune	Rs. 1,97,13,000 /-	Rs. 1,73,42,875 /-	Rs. 1,73,09,950 /-	(-) 12.19 % (Lower)
Total Amount Reduced by the L1 Contractor: Rs. 32,925 /-				

21. OBSERVATIONS AFTER PRICE REVISION:

a. It is observed that the L1 Contractor, M/s. Shivkrupa Enterprises, Pune has revised his quoted amount from **Rs. 1,73,42,875 /- to Rs. 1,73,09,950 /-** (Rupees One Crore Seventy Three Lakhs Nine Thousand Nine Hundred and Fifty Only). The revised rate is **Lower by (-) 12.19 %** than the department estimate of Rs.1,97,13,000 /- (prepared based on MES SSR 2020 rates wherein "MV of (+) 10% { i.e. (+)05% MV Plus (+)05% for Restricted Area - HVF Estate Area}" rates have been used for Civil SSR Items. For Some items LPR, MR / BQ has been taken).

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b. It is submitted that as per the Latest Market Variation for Quarter ending June 2024 circulated vide CE Chennai Zone, letter dt. 26-04-2024 the latest Market Variation for "Addl/Altn/Spl Repairs/Maintenance" for SSR Items is (+) 10% {MV of "(+) 05%" 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.

c. It is submitted that the L1 contractor has revised his rate for the Freakishly High item SI. No. 10 (01 item) and after Price revision the rate has become Non Freakish and the revised rate offered is higher than the estimated price by more than 10%.

d. The rates quoted by the L1 Contractor for Items SI. No. 02, 04 & 06 (03 Items) are Freakishly Lower than the departmental estimate. Confirmation for quality of Material and Labour for the Freakishly Low Items and also for the entire work was taken up with the L1 Contractor vide email on 21-06-2024. In reply the L1 Contractor vide email and letter dated 23-06-2024 *"confirmed in maintaining the higher standards of quality for both materials and labour in executing the works for Items SI. No. 02, 04 & 06 and assured that the quality of the materials and the workmanship provided will adhere to the required specifications and standards set forth by HVF and also confirmed that the same level of quality assurance will be extended to the execution of the entire project"*.

e. 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 and the revised rates for items SI. No 03 & 07 (02 Items) are reduced and are higher than the departmental estimate by less than 10%. The L1 Contractor revised his overall quoted rate and reduced Rs. 32,925 /- from their initial offer.

f. 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 28-06-2024:

a. CWC - I observed that the L1 Contractor, M/s. Shivkrupa Enterprises, Pune has revised his quoted amount from **Rs. 1,73,42,875 /- to Rs. 1,73,09,950 /-** (Rupees One Crore Seventy Three Lakhs Nine Thousand Nine Hundred and Fifty Only). The revised rate is **Lower by (-) 12.19 %** than the department estimate of Rs.1,97,13,000 /- (prepared based on MES SSR 2020 rates wherein "MV of (+) 10% { i.e. (+)05% MV Plus (+)05% for Restricted Area - HVF Estate Area}" rates have been used for Civil 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 June 2024 circulated vide CE Chennai Zone, letter dt. 26-04-2024 the latest Market Variation for "Addl/Altn/Spl Repairs/Maintenance" for SSR Items is (+) 10% {MV of "(+) 05%" 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.

c. CWC - I observed that the L1 contractor has revised his rate for the Freakishly High item SI. No. 10 (01 item) and after Price revision the rate has become Non Freakish and the revised rate offered is higher than the estimated price by more than 10%.

d. CWC - I observed that the rates quoted by the L1 Contractor for Items SI. No. 02, 04 & 06 (03 Items) are Freakishly Lower than the departmental estimate. Confirmation for quality of Material and Labour for the Freakishly Low Items and also for the entire work was taken up with the L1 Contractor vide email on 21-06-2024. In reply the L1 Contractor vide email and letter dated 23-06-2024 *"confirmed in maintaining the higher standards of quality for both materials and labour in executing the works for Items SI. No. 02, 04 & 06 and assured that the quality of the materials and the workmanship provided will adhere to the required specifications and standards set forth by HVF and also confirmed that the same level of quality assurance will be extended to the execution of the entire project"*.

e. 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 and the revised rates for items SI. No 03 & 07 (02 Items) are reduced and are higher than the departmental estimate by less than 10%. The L1 Contractor revised his overall quoted rate and reduced Rs. 32,925 /- from their initial offer.

f. 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.

g. CWC – I further observed that the revised overall total amount quoted by the L1 Contractor is (-) 12.19% lower than the departmental estimate. CWC – I observed that the revised overall total amount quoted by the L1 Contractor is competitive and reasonable.



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

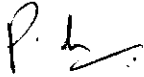
In view of the above observations, CWC – I decided to place Contract Agreement on the L1 Contractor M/s. Shivkrupa Enterprises, Pune, at their revised quoted total price of **Rs. 1,73,09,950 /-** (Rupees One Crore Seventy Three Lakhs Nine Thousand Nine Hundred and Fifty Only) for carrying out the subject work. CWC – I authorized to operate up to (+) or (-) 10% deviation over the CA amount.

CWC – I directed the executing agency to ensure the quality of the Items Sl. No. 02, 04 & 06 (03 Items) 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. 02, 04 & 06 (03 Items) shall not be executed less than 05% of the estimated quantity.

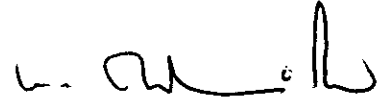
24. **Security Deposit :-** The Contractor has to submit Security Deposit of Rs. 3,10,200/- (Rupees Three Lakhs Ten Thousand and Two Hundred Only) in the form of Fixed Deposit / Term Deposit / Bank Guarantee in favour of Chief General Manager, HVF, Avadi from any commercial bank for the completion and maintenance period which will be releasable on satisfactory completion of the defects liability period.

25. **Completion time :** 12 Months (365 Days) 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)



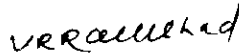
(PAIDI ANNAJEE RAO)
GM / EO, STORES & GS
MEMBER / USER



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



(M. SIVAKUMAR) ..28-6-24
GM / HR, F&A, IMS
MEMBER / FINANCE
Pune



28/6/2024
(V.R. RAMBHAD)
CGM / HVF
CHAIRMAN / CWC – I