

MINUTES FOR E-PRICE BID REVISION APPROVAL CWC-II HELD ON 22-08-2024 FOR THE CIVIL WORK- SPECIAL REPAIRS TO DAMAGED ADMIN BLOCK, SHOP FLOOR AREA AND STEEL DOOR IN MBT ARJUN AT HVF, AVADI

CIVIL ENGINEERING OFFICE

The following Officers were present:-

- | | | |
|------------------------------|----------------------|-----------------------|
| 1. Shri. Paidi Annajee Rao | GM / EO, STORES & GS | - Chairman / CWC – II |
| 2. Shri. Sulaiman S Siddique | GM / CP & ARJUN | - Member / User |
| 3. Shri. B. Senthil Kumar | Jt.GM / F&A | - Member / Finance |
| 4. Shri. K. Tulasi Rao | Jt.GM / IMS | - Member Secretary |

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2024-25/07, Dt. 29-05-2024.
e-Procurement Tender ID : 2024_AVNL_196801_1
- 02 Name of the Work : Special Repairs to Damaged Admin Block, Shop Floor Area and Steel Door in MBT Arjun at HVF, 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 2321)
- 05 User Section : HVF / IMS -CE (Fy)
- 06 Estimated cost of Work (Approx) : Rs.2,04,96,000 /= (As per delegation of Financial Powers issued by AVNL as on 01-10-2021, Point Sl.No.50. (For Capital Civil works for Ammunition Magazines, Production Buildings, Production Building Including buildings / Installations required for support services etc., which are directly related to production activities; Sub Clause "b", and AVNL Amendment letters Dt. 22-04-2022 & 07-06-2023, GM is empowered for placement of Contract for Departmental Works upto Rs. 03 Crores. Hence the subject case falls under the financial powers of CWC - II).
- 07 Approval & Financial Concurrence : i) CGM Approval vide IMS/CE(Fy) Note No.13148/HVF/IMS-CE(FY)/2022-23., dt 11-09-2023.
ii) F&A Concurrence vide Letter No. 12501/HVF/ FIN&ACCT /86/2023, dt. 27-10-2023.
iii) ADP Approval vide AVNL Letter No. 91002/ADP/HVF (ND2321)/AVNL/2023-24,Dt. 30-08-2023.
- 08 Re-tender History : (1) Present case is a re-tendered case. CWC-II held on 14-02-2024 observed that even after multiple attempts, the L1 Contractor has not reduced considerably and the L1 revised rates after two Price revisions was still higher than the department estimate by (+)04.96%. Hence, CWC decided to cancel the Previous tender (e-Proc ID 2023_AVNL-176148_1) and re-tender the case to receive offers with competitive and reasonable price.
(2) CWC – II held on 15-05-2024 deliberated the case and observed that the case has become a Resultant Single Tender (RST). Hence CWC – II decided to cancel the Previous tender (e-Proc ID No. 2024_AVNL_192211_1) and to retender the case.
- 09 e-Tender published in CPPP on : 29-05-2024
- 10 Scheduled Bid Submission Closing date & Tender Opening date : Original Bid Submission Closing Date : 14-06-2024
Original Technical Tender Opening Date : 15-06-2024
- 11 No. of T.O.D Postponements : NIL
- 12 e-Tender Technical /Eligibility Bid opened on : 15-06-2024
- 13 No. of Responses received online : 03 Responses / Bids were received online.



14 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. MSK Construction, Tiruvannamalai	FDR, Date of Maturity 10-12-2024.	Confirmed. Offer Validity till 13-09-2024
02	M/s. Amutha Engineering and Construction, Chennai	FDR, Date of Maturity 08-10-2024.	Confirmed. Offer Validity till 13-09-2024
03	M/s. Intex Space Solutions Private Limited, Chennai	DD, Date of Maturity 11-09-2024.	Confirmed. Offer Validity till 13-09-2024

15. **Eligibility Bid:-** CWC- II held on 03-07-2024 deliberated the case and observed that all the 03 (Three) Participating Contractors have fulfilled the eligibility Conditions of the tender and the offers of all the 03 (Three) Participating Contractors are technically acceptable. Hence, CWC - II approved opening of e-price bids of all the 03 (Three) eligible contractors viz.,

- M/s. MSK Construction, Tiruvannamalai,
- M/s. Amutha Engineering and Construction, Chennai and
- M/s. Intex Space Solutions Private Limited, Chennai

16. Accordingly e-Price Bid of the eligible contractors were Opened on:- 08-07-2024.

17. 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. Intex Space Solutions Private Limited, Chennai	L1	Rs. 1,93,41,043.50 /-	(-) 05.64 %
02	M/s. MSK Construction, Tiruvannamalai	L2	Rs. 2,00,10,000.00 /-	(-) 02.37 %
03	M/s. Amutha Engineering and Construction, Chennai	L3	Rs. 2,14,70,246.00 /-	(+) 04.75 %

18. **OBSERVATIONS OF CWC- II HELD ON 17-07-2024:**

a. CWC-II observed that M/s. Intex Space Solutions Private Limited, Chennai is the L1 contractor and has quoted the amount of Rs. 1,93,41,043.50 /- (Rupees One Crore Ninety Three Lakhs Forty One Thousand and Forty Three and Paise Fifty Only). The quoted rate is Lower by (-) 05.64 % than the department estimate of Rs.2,04,96,000 /- (prepared based on MES SSR 2020 rates wherein "MV of (+) 15% {i.e. (+)05% MV Plus (+)10% for Restricted Area - Factory Area}" rates have been used for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).

b. CWC-II 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 Civil Works "Addl / Altn / Spl Repairs / Maintenance" for SSR Items is (+) 15% {MV of "(+) 05%" Plus (+)10% for Factory Area} and the latest Market Variation for Electrical Works "External Electrification" for SSR Items is (+) 20% {MV of "(+) 10%" Plus (+) 10% for Factory Area}.

c. CWC-II observed that the L1 Contractor quoted rate in this tender are Freakishly high for items Sl. No. 2, 4, 8, 12, 21, 25, 26, 28, 32, 34, 35, 36, 37, 38, 42, 45, 46, 47, 50, 51, 52, 53, 56, 57, 60, 62, 64, 69, 77, 78, 79, 81, 82, 83, 85, 86, 91, 93, 94, 95, 98, 99, 100, 101, 105, 106, 109, 114, 117, 118, 120, 124, 129, 130, 131, 133, 134, 154 and 155 (59 Items) and the rates quoted by the L1 Contractor for Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 (15 Items) are Freakishly Lower than the departmental estimate. CWC-II also observed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly high items are not under estimated and the quantities indicated for freakishly low items are not over estimated.

d. CWC-II observed that the rates quoted by the L1 contractor for items Sl. No. 11, 15, 22, 23, 33, 40, 41, 48, 54, 55, 63, 68, 75, 84, 92, 96, 97, 111, 112, 122, 123, 148, 153 & 158 (24 Items) are higher than the departmental estimate by more than 10%.

e. CWC-II observed that as per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.

u. a. b

19. DECISION OF CWC- II HELD ON 17-07-2024:

In view of the above observations, CWC - II decided to refer the freak rates on higher side for items Sl. No. 2, 4, 8, 12, 21, 25, 26, 28, 32, 34, 35, 36, 37, 38, 42, 45, 46, 47, 50, 51, 52, 53, 56, 57, 60, 62, 64, 69, 77, 78, 79, 81, 82, 83, 85, 86, 91, 93, 94, 95, 98, 99, 100, 101, 105, 106, 109, 114, 117, 118, 120, 124, 129, 130, 131, 133, 134, 154 and 155 (59 Items) to the L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai for their consideration and downward revision of their quoted rates.

CWC - II also decided to refer the rates for items Sl. No. 11, 15, 22, 23, 33, 40, 41, 48, 54, 55, 63, 68, 75, 84, 92, 96, 97, 111, 112, 122, 123, 148, 153 & 158 (24 Items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%) to the L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai for their consideration and downward revision of their quoted rates.

CWC - II decided to obtain confirmation from the L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai that good quality of material and labour will be maintained by them while executing the work for Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 (15 Items) wherein the rates quoted by them are freakishly on the lower side.

20. As directed by CWC - II, offline price negotiation was initiated with the L1 Contractor, M/s. Intex Space Solutions Private Limited, Chennai seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai, was received vide email on 30-07-2024.

In the reply the L1 Contractor has stated *"We are thankful for accepting our offer for the above mentioned work and as per the mail dated 19th July 2024, we have reworked on tendered cost and reduced to Rs. 1,92,16,271.50 /- which amounts to overall cost deduction of 6.24 % (Rs. 12,79,728.50 /-) from the estimated cost. Regarding the Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 we will adhere as per the tender specifications and assure you the quality and workmanship of the work. We take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work"*.

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 rates quoted was Freakishly High: (Rate Revision Offered & rates become Non-freakish)</u>							
01	Item Sl. No. 46	Rs.	4428.00	84.50 %	Rs.	3600.00	50.00 %
02	Item Sl. No. 62	Rs.	6039.00	52.84 %	Rs.	5900.00	49.32 %
03	Item Sl. No. 81	Rs.	644.00	117.50 %	Rs.	400.00	35.09 %
04	Item Sl. No. 93	Rs.	725.00	137.90 %	Rs.	420.00	37.82 %
05	Item Sl. No.101	Rs.	360.00	115.89 %	Rs.	250.00	49.93 %
06	Item Sl. No.124	Rs.	96.00	50.14 %	Rs.	90.00	40.76 %
07	Item Sl. No.129	Rs.	120.00	58.81 %	Rs.	100.00	32.35 %
08	Item Sl. No.131	Rs.	280.00	82.37 %	Rs.	220.00	43.29 %
<u>Items where rates quoted was Freakishly High: (Rate Revision Offered & rates still are Freakishly High)</u>							
01	Item Sl. No. 26	Rs.	1610.00	62.26 %	Rs.	1500.00	51.18 %
02	Item Sl. No. 34	Rs.	1610.00	51.04 %	Rs.	1600.00	50.10 %
03	Item Sl. No. 36	Rs.	805.00	54.56 %	Rs.	800.00	53.60 %
04	Item Sl. No. 47	Rs.	242.00	333.85 %	Rs.	100.00	79.28 %
05	Item Sl. No. 50	Rs.	242.00	177.24 %	Rs.	150.00	71.84 %
06	Item Sl. No. 57	Rs.	161.00	56.42 %	Rs.	155.00	50.59 %
07	Item Sl. No. 69	Rs.	2576.00	415.20 %	Rs.	1200.00	140.00 %
08	Item Sl. No. 82	Rs.	81.00	92.35 %	Rs.	65.00	54.36 %
09	Item Sl. No. 83	Rs.	81.00	75.21 %	Rs.	70.00	51.42 %
10	Item Sl. No. 94	Rs.	564.00	117.97 %	Rs.	400.00	54.59 %

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		
11	Item Sl. No. 95	Rs.	564.00	622.15 %	Rs.	200.00	156.08 %
12	Item Sl. No. 98	Rs.	280.00	329.78 %	Rs.	150.00	130.24 %
13	Item Sl. No.100	Rs.	483.00	147.06 %	Rs.	300.00	53.45 %
14	Item Sl. No.105	Rs.	483.00	265.22 %	Rs.	200.00	51.23 %
15	Item Sl. No.120	Rs.	725.00	121.90 %	Rs.	500.00	53.04 %
16	Item Sl. No.130	Rs.	322.00	61.66 %	Rs.	300.00	50.62 %
17	Item Sl. No.134	Rs.	7245.00	166.87 %	Rs.	4500.00	65.76 %
18	Item Sl. No.154	Rs.	1288.00	338.87 %	Rs.	600.00	104.44 %
19	Item Sl. No.155	Rs.	1610.00	720.63 %	Rs.	550.00	180.34 %

Items where the rates quoted was Freakishly High: (Rate Revision Not Offered and the rates remain the same and are Freakishly High for the following Items:

Items Sl. No: 02, 04, 08, 12, 21, 25, 28, 32, 35, 37, 38, 42, 45, 51, 52, 53, 56, 60, 64, 77, 78, 79, 85, 86, 91, 99, 106, 109, 114, 117, 118 & 133 (32 Items)

Items where the rates quoted were higher than estimate by more than 10%: (Rate Revision Not Offered and the rates remain the same for the following Items:

Items Sl. No. 11, 15, 22, 23, 33, 40, 41, 48, 54, 55, 63, 68, 75, 84, 92, 96, 97, 111, 112, 122, 123, 148, 153 & 158 (24 Items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%).

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 Price Revision)	Diff. of Revised Price in % over Estimated price
Intex Space Solutions Private Limited, Chennai	Rs.2,04,96,000.00 /-	Rs. 1,93,41,043.50 /-	Rs. 1,92,16,271.50 /-	(-) 06.24 % (Lower)
Total Amount Reduced by the L1 Contractor: Rs. 1,24,772.00 /-				

22. OBSERVATIONS OF CWC- II AFTER PRICE REVISION HELD ON 31-07-2024:

a. CWC-II observed that the L1 Contractor, M/s. Intex Space Solutions Private Limited, Chennai has revised their quoted amount from **Rs. 1,93,41,043.50 /- to Rs. 1,92,16,271.50 /-** (Rupees One Crore Ninety Two Lakhs Sixteen Thousand Two Hundred and Seventy One and Paise Fifty Only). The revised rate is **Lower by (-) 06.24 %** than the department estimate of Rs.2,04,96,000.00 /- (prepared based on MES SSR 2020 rates wherein "MV of (+) 15% {i.e. (+)05% MV Plus (+)10% for Restricted Area - Factory Area}" rates have been used for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).

b. CWC-II 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 Civil Works "Addl / Altn / Spl Repairs / Maintenance" for SSR Items is (+) 15% {MV of "(+) 05%" Plus (+)10% for Factory Area} and the latest Market Variation for Electrical Works "External Electrification" for SSR Items is (+) 20% {MV of "(+) 10%" Plus (+) 10% for Factory Area}.

c. CWC-II observed that the L1 contractor has revised his rate for 27 out of 59 Freakishly High items and after Price revision (i) The rates for 08 Items Sl. No 46, 62, 81, 93, 101, 124, 129 & 131 has become non-freakish and the revised rate offered are higher than the estimated price by more than 10%. (ii) The rates for 19 Items Sl. No. 26, 34, 36, 47, 50, 57, 69, 82, 83, 94, 95, 98, 100, 105, 120, 130, 134, 154 & 155 after revision are still Freakishly Higher than the estimated price. (iii) For the remaining 32 Freakishly high items the L1 Contractor has not offered any price revision and the rates remain the same and are still freakishly higher than the estimate rates. (i.e. out of 59 Items, the L1 Contractor has revised the rates for 27 Items and after Price revision, the rates for 08 Items become non-freakish and the remaining 51 Items the rates are still Freakishly higher).

Handwritten signature

d. CWC-II observed that the rates quoted by the L1 Contractor for Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 (15 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 30-07-2024 stated "we will adhere as per the tender specifications and assure HVF the quality and workmanship of the work". The Contractor further stated "we take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work".

e. CWC-II 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 not offered any Price revision and the rates for the following items Sl. No. 11, 15, 22, 23, 33, 40, 41, 48, 54, 55, 63, 68, 75, 84, 92, 96, 97, 111, 112, 122, 123, 148, 153 & 158 (24 Items) remain same and are higher than the departmental estimate by more than 10%.

f. CWC-II observed that the L1 Contractor in reply to the Price negotiation request has revised his overall quoted rate and reduced Rs. 1,24,772 /- from their initial offer.

g. CWC-II 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- II HELD ON 31-07-2024:

In view of the above observations, CWC - II decided to once again refer the freak rates on higher side for items Sl. No. 2, 4, 8, 12, 21, 25, 26, 28, 32, 34, 35, 36, 37, 38, 42, 45, 47, 50, 51, 52, 53, 56, 57, 60, 64, 69, 77, 78, 79, 82, 83, 85, 86, 91, 94, 95, 98, 99, 100, 105, 106, 109, 114, 117, 118, 120, 130, 133, 134, 154 and 155 (51 Items) to the L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai for their consideration and downward revision of their quoted rates.

CWC - II also decided to once again refer the rates for items Sl. No. 11, 15, 22, 23, 33, 40, 41, 46, 48, 54, 55, 62, 63, 68, 75, 81, 84, 92, 93, 96, 97, 101, 111, 112, 122, 123, 124, 129, 131, 148, 153 & 158 (32 Items) wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%) to the L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai for their consideration and downward revision of their quoted rates.

24. As directed by CWC – II, offline price negotiation was once again initiated with the L1 Contractor, M/s. Intex Space Solutions Private Limited, Chennai seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai, was received vide letter & email dated 10-08-2024. In the reply the L1 Contractor has stated "As per the HVF mail dated 5th August 2024, we have reworked on tendered cost and reduced to Rs. 1,91,99,163.50 /- which amounts to overall cost deduction of 6.33% (Rs. 12,96,836.50 /-) from the estimated cost. Regarding the Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 we will adhere as per the tender specifications and assure you the quality and workmanship of the work. We take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work".

25. 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 1 st Price Revision wrt Estimated Cost			Revised Unit Rate (Rs.) & % after 2 nd Price Revision wrt Estimated Cost		
Items where rates quoted was Freakishly High: (Rate Revision Offered & rates become Non-freakish)										
01	Item Sl. No. 26	Rs.	1610.00	62.26 %	Rs.	1500.00	51.18 %	Rs.	1488.00	49.97 %
02	Item Sl. No. 34	Rs.	1610.00	51.04 %	Rs.	1600.00	50.10 %	Rs.	1598.00	49.91 %
03	Item Sl. No. 36	Rs.	805.00	54.56 %	Rs.	800.00	53.60 %	Rs.	778.00	49.37 %
04	Item Sl. No. 47	Rs.	242.00	333.85 %	Rs.	100.00	79.28 %	Rs.	81.00	45.21 %
05	Item Sl. No. 50	Rs.	242.00	177.24 %	Rs.	150.00	71.84 %	Rs.	125.00	43.20 %
06	Item Sl. No. 57	Rs.	161.00	56.42 %	Rs.	155.00	50.59 %	Rs.	154.00	49.62 %
07	Item Sl. No. 69	Rs.	2576.00	415.20 %	Rs.	1200.00	140.00 %	Rs.	745.00	49.00 %
08	Item Sl. No. 82	Rs.	81.00	92.35 %	Rs.	65.00	54.36 %	Rs.	62.00	47.23 %
09	Item Sl. No. 83	Rs.	81.00	75.21 %	Rs.	70.00	51.42 %	Rs.	68.00	47.09 %
10	Item Sl. No. 94	Rs.	564.00	117.97 %	Rs.	400.00	54.59 %	Rs.	385.00	48.79 %
11	Item Sl. No. 95	Rs.	564.00	622.15 %	Rs.	200.00	156.08 %	Rs.	116.00	48.53 %
12	Item Sl. No.105	Rs.	483.00	265.22 %	Rs.	200.00	51.23 %	Rs.	196.00	48.20 %

S. No	Item Sl. No.	Original Quoted Unit Rate (Rs.) and Percentage wrt Estimated Cost			Revised Unit Rate (Rs.) & % after 1 st Price Revision wrt Estimated Cost			Revised Unit Rate (Rs.) & % after 2 nd Price Revision wrt Estimated Cost		
13	Item Sl. No.120	Rs.	725.00	121.90 %	Rs.	500.00	53.04 %	Rs.	485.00	48.45 %
14	Item Sl. No.130	Rs.	322.00	61.66 %	Rs.	300.00	50.62 %	Rs.	295.00	48.31 %
15	Item Sl. No.134	Rs.	7245.00	166.87 %	Rs.	4500.00	65.76 %	Rs.	4000.00	47.34 %
16	Item Sl. No.154	Rs.	1288.00	338.87 %	Rs.	600.00	104.44 %	Rs.	440.00	49.93 %
17	Item Sl. No.155	Rs.	1610.00	720.63 %	Rs.	550.00	180.34 %	Rs.	290.00	47.82 %

Items where the rates quoted after 1st Price revision was Freakishly High: (Rate Revision Not Offered and the rates remain the same and are Freakishly High for the following Items: Items Sl. No: 02, 04, 08, 12, 21, 25, 28, 32, 35, 37, 38, 42, 45, 51, 52, 53, 56, 60, 64, 77, 78, 79, 85, 86, 91, 98, 99, 100, 106, 109, 114, 117, 118 & 133 (34 Items).

Items where the rates quoted were higher than estimate by more than 10%: (Rate Revision Not Offered and the rates remain the same for the following Items: Items Sl. No. 11, 15, 22, 23, 33, 40, 41, 46, 48, 54, 55, 62, 63, 68, 75, 81, 84, 92, 93, 96, 97, 101, 111, 112, 122, 123, 124, 129, 131, 148, 153 & 158 (32 Items wherein the rates quoted by the L1 Contractor after 1st Price revision are higher than departmental estimate by more than 10%).

The status of Prices quoted by the L1 Contractor, M/s. Intex Space Solutions Private Limited, Chennai after 2nd revision of Prices are as follows;

Estimated Price	Original Quoted Price	Revised Price (After 1 st Price Revision)	Revised Price (After 2 nd Price Revision)	Diff. of Revised Price in % over Estimated price
Rs.2,04,96,000.00 /-	Rs. 1,93,41,043.50 /-	Rs. 1,92,16,271.50 /-	Rs. 1,91,99,163.50 /-	(-) 06.33 % (Lower)
Total Amount Reduced by the L1 Contractor during 1 st Price revision: Rs. 1,24,772.00 /-				
Total Amount Reduced by the L1 Contractor during 2 nd Price revision: Rs. 17,108.00 /-				
Overall Total Amount Reduced by the L1 Contractor(1 st Revision + 2 nd Revision) : Rs. 1,41,880.00 /-				

26. OBSERVATIONS AFTER 2nd PRICE REVISION:

a. It is observed that the L1 Contractor, M/s. Intex Space Solutions Private Limited, Chennai in reply to the 2nd Price revision request has revised their offered amount from **Rs. 1,92,16,271.50 /-** to **Rs. 1,91,99,163.50 /-** (Rupees One Crore Ninety One Lakhs Ninety Nine Thousand One Hundred and Sixty Three and Paise Fifty Only). The revised rate is **Lower by (-) 06.33 %** than the department estimate of Rs.2,04,96,000.00 /- (prepared based on MES SSR 2020 rates wherein "MV of (+) 15% {i.e. (+)05% MV Plus (+)10% for Restricted Area – Factory Area}" rates have been used 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 June 2024 circulated vide CE Chennai Zone, letter dt. 26-04-2024, the latest Market Variation for Civil Works "Addl / Altn / Spl Repairs / Maintenance" for SSR Items is (+) 15% {MV of "(+) 05%" Plus (+)10% for Factory Area} and the latest Market Variation for Electrical Works "External Electrification" for SSR Items is (+) 20% {MV of "(+) 10%" Plus (+) 10% for Factory Area}.

c. It is submitted that the L1 contractor in reply to the 2nd Price revision has revised his rate for 17 out of 51 Freakishly High items and after Price revision the rates for 17 Items Sl. No 26, 34, 36, 47, 50, 57, 69, 82, 83, 94, 95, 105, 120, 130, 134, 154 & 155 has become non-freakish and the revised rate offered are higher than the estimated price by more than 10%. (ii) For the remaining 34 Freakishly high items the L1 Contractor has not offered any price revision and the rates remain the same and are still freakishly higher than the estimate rates.

d. 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 not offered any Price revision and the rates for the following items Sl. No. 11, 15, 22, 23, 33, 40, 41, 46, 48, 54, 55, 62, 63, 68, 75, 81, 84, 92, 93, 96, 97, 101, 111, 112, 122, 123, 124, 129, 131, 148, 153 & 158 (32 Items) remain same and are higher than the departmental estimate by more than 10%.



e. It is submitted that the L1 Contractor has offered Price reduction of Rs. 1,24,772 /- in reply to the 1st Price revision. Subsequently, during the 2nd Price revision request the L1 Contractor has offered a price reduction of Rs. 17,108 /-. The Overall reduction offered by the L1 Contractor after both the Price revisions is Rs. 1,41,880 /-. In reply to the 2nd Price revision request the L1 Contractor has stated *"As per the HVF mail dated 5th August 2024, we have reworked on tendered cost and reduced to Rs. 1,91,99,163.50 /- which amounts to overall cost deduction of 6.33% (Rs. 12,96,836.50 /-) from the estimated cost. Regarding the Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 we will adhere as per the tender specifications and assure you the quality and workmanship of the work. We take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work"*.

f. 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- II AFTER 2nd PRICE REVISION HELD ON 22-08-2024:

a. CWC - II observed that the L1 Contractor, M/s. Intex Space Solutions Private Limited, Chennai in reply to the 2nd Price revision request has revised their offered amount from **Rs. 1,92,16,271.50 /- to Rs. 1,91,99,163.50 /-** (Rupees One Crore Ninety One Lakhs Ninety Nine Thousand One Hundred and Sixty Three and Paise Fifty Only). The revised rate is **Lower by (-) 06.33 %** than the department estimate of Rs.2,04,96,000.00 /- (prepared based on MES SSR 2020 rates wherein "MV of (+) 15% {i.e. (+)05% MV Plus (+)10% for Restricted Area - Factory Area}" rates have been used for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).

b. CWC - II 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 Civil Works "Addl / Altn / Spl Repairs / Maintenance" for SSR Items is (+) 15% {MV of "(+) 05%" Plus (+)10% for Factory Area} and the latest Market Variation for Electrical Works "External Electrification" for SSR Items is (+) 20% {MV of "(+) 10%" Plus (+) 10% for Factory Area}.

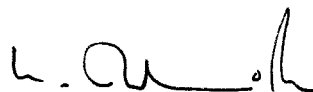
c. CWC - II observed that the L1 contractor in reply to the 2nd Price revision has revised his rate for 17 out of 51 Freakishly High items and after Price revision the rates for 17 Items Sl. No 26, 34, 36, 47, 50, 57, 69, 82, 83, 94, 95, 105, 120, 130, 134, 154 & 155 has become non-freakish and the revised rate offered are higher than the estimated price by more than 10%. (ii) For the remaining 34 Freakishly high items the L1 Contractor has not offered any price revision and the rates remain the same and are still freakishly higher than the estimate rates.

d. CWC - II 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 not offered any Price revision and the rates for the following items Sl. No. 11, 15, 22, 23, 33, 40, 41, 46, 48, 54, 55, 62, 63, 68, 75, 81, 84, 92, 93, 96, 97, 101, 111, 112, 122, 123, 124, 129, 131, 148, 153 & 158 (32 Items) remain same and are higher than the departmental estimate by more than 10%.

e. CWC - II observed that the L1 Contractor has offered Price reduction of Rs. 1,24,772 /- in reply to the 1st Price revision. Subsequently, during the 2nd Price revision request the L1 Contractor has offered a price reduction of Rs. 17,108 /-. The Overall reduction offered by the L1 Contractor after both the Price revisions is Rs. 1,41,880 /-. In reply to the 2nd Price revision request the L1 Contractor has stated *"As per the HVF mail dated 5th August 2024, we have reworked on tendered cost and reduced to Rs. 1,91,99,163.50 /- which amounts to overall cost deduction of 6.33% (Rs. 12,96,836.50 /-) from the estimated cost. Regarding the Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 we will adhere as per the tender specifications and assure you the quality and workmanship of the work. We take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work"*.

f. CWC - II 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-II observed that HVF has taken all efforts to obtain rate revision for the freakishly high items and also for the items wherein the L1 quoted rates are higher than the departmental estimate by more than 10% through two online price negotiations. The L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai has offered total price reduction of Rs. 1,41,880 /- in the 1st and 2nd price negotiations and after the two price negotiations, the prices of 25 items out of 59 Freakishly High Items have become non-freakishly on the higher side. The status of remaining 34 Items are freakishly high and the status for 32 Items wherein the quoted rate is higher than the departmental estimate by more than 10% remain unchanged. CWC – II further observed that after the Price revision offered by the L1 Contractor the overall revised total amount quoted is (-) 06.33 % lower than the departmental estimate and the same is competitive and reasonable.



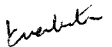
28. DECISION OF CWC- II HELD ON 22-08-2024:

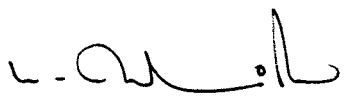
- a. In view of the above observations, CWC – II decided to place Contract Agreement on the L1 Contractor M/s. Intex Space Solutions Private Limited, Chennai at their revised quoted total amount of Rs. 1,91,99,163.50 /- (Rupees One Crore Ninety One Lakhs Ninety Nine Thousand One Hundred and Sixty Three and Paise Fifty Only) for the work. CWC – II authorised to operate upto (+) or (-) 10 % deviation over the CA Amount.
- b. CWC – II directed the executing agency to ensure good quality of material and good workmanship by the Contractor for the items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 (15 Items) for which the rates quoted are freakishly low. CWC-II directed the executing agency to ensure good quality of material and good workmanship by the Contractor while executing the entire work. CWC – II also directed the executing agency to ensure that as per SOP for Civil Works in AVNL – 2021, the items having freakishly lower rates (Items Sl. No. 3, 16, 30, 65, 66, 72, 87, 88, 89, 113, 136, 139, 140, 141 and 142 (15 Items)) shall not be executed less than 5% of the estimated quantity and the items having freakishly higher rates (Items Sl. No. 02, 04, 08, 12, 21, 25, 28, 32, 35, 37, 38, 42, 45, 51, 52, 53, 56, 60, 64, 77, 78, 79, 85, 86, 91, 98, 99, 100, 106, 109, 114, 117, 118 & 133 (34 Items)) shall not be executed more than 5% of the estimated quantity.

29. Security Deposit :- The Contractor has to submit Security Deposit of Rs. 3,33,800 /- (Rupees Three Lakhs Thirty Three Thousand and Eight 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 : 12 Months (365 Days) 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)


(B. SENTHIL KUMAR)
JT.GM / F&A
MEMBER / FINANCE



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


(SULAIMAN S SIDDIQUE)
GM / CP & ARJUN
MEMBER / USER


(PAIDI ANNAJEE RAO)
GM / EO, STORES & GS
CHAIRMAN / CWC – II