

MINUTES OF E-PRICE BID REVISION APPROVAL OF CWC-I HELD ON 12.07.2024 FOR THE CIVIL WORK – “SPECIAL REPAIRS / RENOVATION OF TYPE-VI/4 QUARTER AT HVF ESTATE”

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 Date and Time of Meeting : 12-07-2024 at 10:00 Hrs
- 02 Venue : HVF Conference Hall.
- 03 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2024-25/12 DT.10.06.2024
e-Procurement Tender ID : 2024_AVNL_197743_1
- 04 Name of the Work : SPECIAL REPAIRS / RENOVATION OF TYPE-VI/4 QUARTER AT HVF ESTATE.
- 05 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 06 Grant & Code Head : 920 / 34 (Under Capital Civil Works Grant) (ND 2412)
- 07 User Section : HVF / IMS -CE (Estate)
- 08 Estimated cost of Work (Approx) : Rs.51,24,000/= (As per delegation of Financial Powers issued by AVNL latest Amendment dated. 07-06-2023, Point SI.No. 53. (For Capital Civil works for amenity buildings including residential and hostel accommodations; Sub Clause “b”, CGM is empowered for placement of Contract for Departmental Works upto Rs. 5.00 Crores. Hence the subject case falls under the financial powers of CWC-I).
- 09 Approval & Financial Concurrence : i. CGM Approval for uploading of tender vide CEO Note No.13025/CEO/2024/GENL Dt.28-05-2024.
ii. CGM Approval vide IMS/CE(Estate) Note No.1659/IMS /2024-2025/CAP., Dt.24-06-2024.
iii. F&A Concurrence vide Letter No. 12501/HVF/ FIN&ACCT /86/2023, Dt. 27-06-2024.
iv. ADP Approval vide AVNL Letter No. AVNLCO/ENGG/CIVIL/ADP/HVF(ND2412)/2024-25, Dt. 24-06-2024.
- 10 e-Tender published in CPPP e-proc website on : 10-06-2024
- 11 Scheduled Bid Submission Closing date& Tender Opening date : Original Bid Submission Closing Date : 25-06-2024
Original Technical Tender Opening Date : 26-06-2024
- 12 No. of T.O.D Postponements : Nil
- 13 e-Tender Technical /Eligibility Bid opened on : 26-06-2024
- 14 No. of Responses received online : 04 Responses / Bids were received online.

15 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. PSG Construction, Chennai	FDR, Date of Maturity 21-12-2024.	Confirmed. Offer Validity till 25-09-2024
02	M/s. S. Vinayagamurthy, Thiruvallur	DD valid up to 23.09.2024	Confirmed. Offer Validity till 25-09-2024
03	M/s. Siva Enterprises, Chennai	FDR, Date of Maturity 20-09-2024.	Confirmed. Offer Validity till 25-09-2024
04	M/s. Sri Krishna Agencies, Chennai	FDR, Date of Maturity 25-09-2024.	Confirmed. Offer Validity till 25-09-2024

16. **Eligibility Bid:-** CWC – I held on 28.06.2024 deliberated the case and observed that all the 04 (Four) participating contractors have fulfilled the eligibility Conditions of the tender and the offers of all the 04 (Four) participating contractors are technically acceptable. Hence, CWC-I approved opening of e-price bids of all the 04(Four) eligible contractors viz.,

- v) M/s. PSG Construction, Chennai
- vi) M/s. S. Vinayagamurthy, Thiruvallur
- vii) M/s. Siva Enterprises, Chennai
- viii) M/s. Sri Krishna Agencies, Chennai

17. e-Price Bid Opened on:- 01-07-2024.

18. 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. Siva Enterprises, Chennai	L1	Rs.52,77,720.00 /-	(+) 3.00 %
02	M/s. PSG Constructions, Chennai	L2	Rs.53,40,033.00 /-	(+) 4.22 %
03	M/s. Sri Krishna Agencies, Chennai	L3	Rs.55,64,010.00 /-	(+) 8.59 %
04	M/s. S. Vinayagamurthy, Thiruvallur	L4	Rs.56,32,371.00 /-	(+) 9.92 %

19. **OBSERVATIONS:**

- a. It is observed that M/s. Siva Enterprises, Chennai is the L1 contractor and has quoted the amount of **Rs. 52,77,720.00/-** (Rupees Fifty two Lakhs Seventy Seven Thousand Seven Hundred and Twenty Only). The quoted rate is **Higher** than the department estimate of Rs.51,23,847.69 /- **by (+) 3.00%** (prepared based on MES SSR 2020 rates for SSR Items with market variation of 10 % for civil SSR items and 15% for electrical SSR items and for some items LPR has been taken).
- b. The L1 quoted rates are freakishly high for items at Sl. No. 92,121,123,124 & 125 (Freakishly high for 5 items) and freakishly low rates for items at Sl. No. 111, 112 & 113 (Freakishly low for 3 items) quoted by the L1 Contractor. It is confirmed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly high items are not under estimated and freakishly low items are not over estimated.
- c. It is submitted that the rates quoted by the L1 contractor for items Sl. No. 10,18,19,21,23,78,80,85,108 &117 (Above 10% for 10 items) are higher than the departmental estimate by more than 10%.
- f. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.



20 DECISION OF CWC - I HELD ON 05-07-2024:

In view of the above observations, CWC - I decided to refer the freakishly higher rate at item Sl. No. 92,121,123,124 & 125 (Freakishly high for 5 items) to the L1 Contractor viz., M/s. Siva Enterprises, Chennai for their consideration and downward revision of their quoted rates.

CWC - I is also decided to refer the rates quoted by the L1 contractor for items Sl. No. 10,18,19,21,23,78,80,85,108 & 117 (10 items) are higher than the departmental estimate by more than 10%. to the L1 Contractor for their consideration and downward revision of their quoted rates.

CWC - I also decided to obtain confirmation from the L1 Contractor that good quality of material and labour will be maintained by them while executing the work for Items Sl. No. 111, 112 & 113 (Freakishly low for 3 items) wherein the rate quoted by them is freakishly on the lower side.

- 21 As directed by CWC - I, price negotiation was initiated with the L1 Contractor, M/s. Siva Enterprises, Chennai, seeking downward revision for freak rates on higher side for item Sl. No. 92,121,123,124 & 125 (Freakishly high for 5 items) and downward revision of items Sl. No. 10,18,19,21,23,78,80,85,108 & 117 (10 items) wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%. The Negotiation reply from the L1 Contractor, M/s. Siva Enterprises, Chennai, was received on 10.07.2024

22. The L1 Contractor has revised their price bid and offered the following rate revision:

22. The ET Contractor has revised their price bid and entered the following

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		
Item where the rate quoted are Freakishly High							
1	Item Sl. No. 92	Rs.	1155.00	245.37 %	Rs.	367.00	9.74 %
2	Item Sl. No. 121	Rs.	2655.00	149.30 %	Rs.	1169.00	9.77 %
3	Item Sl. No. 123	Rs.	295.00	136.00 %	Rs.	137.00	9.60 %
4	Item Sl. No. 124	Rs.	955.00	109.89 %	Rs.	499.00	9.67 %
5	Item Sl. No. 125	Rs.	55.00	120.00 %	Rs.	27.00	8.00 %

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		
Item where the rate quoted are above 10% of Estimated Cost							
01	Item Sl. No. 10	Rs.	855.00	14.56 %	Rs.	715.00	(-) 4.20 %
02	Item Sl. No. 18	Rs.	145.00	11.43 %	Rs.	143.00	9.89 %
03	Item Sl. No. 19	Rs.	145.00	11.43 %	Rs.	143.00	9.89 %
04	Item Sl. No. 21	Rs.	135.00	10.07 %	Rs.	134.00	9.25 %
05	Item Sl. No. 23	Rs.	1155.00	13.28 %	Rs.	1120.00	9.85 %
06	Item Sl. No. 78	Rs.	75.00	35.14 %	Rs.	61.00	9.91 %
07	Item Sl. No. 80	Rs.	7955.00	10.29 %	Rs.	7930.00	9.94 %
08	Item Sl. No. 85	Rs.	4955.00	10.11 %	Rs.	4948.00	9.96 %
09	Item Sl. No. 108	Rs.	75.00	25.17 %	Rs.	65.00	8.48 %
10	Item Sl. No. 117	Rs.	3755.00	23.24 %	Rs.	3350.00	9.95 %

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. Siva Enterprises, Chennai	Rs. 51,24,000.00 /-	Rs. 52,77,720.00 /-	Rs. 52,25,690.00 /-	(+) 1.98 % (Higher)
Total Amount Reduced by the L1 Contractor: Rs. 52,030.00 /-				

23. OBSERVATIONS AFTER PRICE NEGOTIATION :

- a. CWC-I observed that, In reply to the price negotiation request the L1 Contractor, M/s. Siva Enterprises, Chennai has reduced and revised his offer rate from Rs. 52,77,720.00 /- to Rs. 52,25,690.00 /- (Rupees Fifty two lakhs twenty five thousand six hundred and ninety only). The revised rate is **Higher** than the department estimate of Rs. 51,24,000.00 /- **by (+) 1.98 %**. (prepared based on MES SSR 2020 rates for SSR Items with market variation of 10 % for civil SSR items and 15% for electrical SSR items and for some items LPR has been taken).
- b. CWC-I observed that the L1 Contractor has offered Price revision for freakishly high item Sl. No. 92,121,123,124 & 125 (Freakishly high for 5 items) and after price revision, the rates have become Non Freakish rates and become less than 10% of departmental estimate rates.
- c. CWC-I OBSERVED that the L1 Contractor has offered Price revision for items Sl. No. 10,18,19,21,23,78,80,85,108 & 117 (10 items) which is more than 10% of departmental estimate rates. The contractor has offered price revision for the all the aforesaid 10 items and become less than 10% of departmental estimate rates.
- d. CWC-I observed that the L1 contractor vide email dated.10.07.2024 has confirmed that "they will use good quality material and workman ship will be followed for the items at serial Nos. 111,112 & 113" for which the rates quoted are freakishly low.
- e. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted rates are inclusive of GST.

24. DECISION OF CWC-I HELD ON 12.07.2024 :

In view of the above observations, CWC – I decided to place Contract Agreement on the L1 Contractor, viz., M/s. Siva Enterprises, Chennai at their revised amount of Rs.52,25,690.00/- (Rupees Fifty two lakhs twenty five thousand six hundred and ninety only) for 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 at Sl.No. 111, 112 and 113 (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 rates (Items Sl. No. 111, 112 & 113 (03 items)) shall not be executed less than 05% of the estimated quantity.

25. Security Deposit :- The Contractor has to submit Security Deposit of Rs. 1,28,000.00 /- (Rupees One Lakh Twenty Eight Thousand Only) in the form of Fixed Deposit / Term Deposit / Bank Guarantee in favour of The 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.

26. Completion time : 6 Months (180 Days) from the date of handing over of site.

27. Payment: 1) As per IAFW 2249 2) Cost debitable to: Code Head No.920/34 (Under Capital 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)
CGM / HVF
CHAIRMAN / CWC-I

K. S. S. S.

verified

465
16/7