

**– MINUTES OF E-PRICE BID REVISION APPROVAL CWC-I MEETING
HELD ON 26-07-2024 FOR THE CIVIL WORK – SPECIAL REPAIRS /
RENOVATION OF GYM ROOM IN OFFICERS MESS BLOCK
AT HVF ESTATE.**

CIVIL ENGINEERING OFFICE

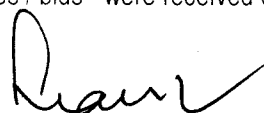
The following Officers were present ;

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. G. Anandakumar	WM / IMS	Member / Secy
		(Alternate Officer for JT.GM / IMS)	

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2024-25/13, Dt. 10-06-2024.
E-Procurement Tender ID : 2024_AVNL_197790_1
- 02 Name of the Work : Special Repairs / Renovation of Gym Room in Officers Mess Block
at HVF Estate.
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 920 / 34 (Capital Grant) ND 2411
- 05 User Section : HVF / IMS – CE (E)
- 06 Estimated cost of Work (Approx) : Rs. 64.77,000/= (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 and 07-06-2023, CGM is empowered for Issue of
Acceptance of Necessity & Administrative Approval and 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 / Estate Note No.1659/IMS/2024-25/
CAP, Dt. 29-05-2024

ii. F&A Concurrence vide Letter No. 12501/HVF/FIN&ACCT/86/
2024, Dt. 08-06-2024

iii. ADP Approval vide AVNL Letter No. AVNLCO/ENGG/Civil/ADP/
HVF(ND2411)/2024-25, Dt. 27-05-2024
- 08 e-Tender published in CPPP e-proc website on : 10-06-2024
- 09 Scheduled Bid submission closing date and Date : Original Bid Submission closing Date : 25-06-2024
of Tender Opening : Original Technical Tender Opening Date : 26-06-2024
- 10 No. of T.O.D Postponements (System Configured : NIL
for Bid Auto Extn Corrigendum)
- 11 e-Tender Technical /Eligibility Bid opened on : 26-06-2024
- 12 No. of Responses received online : 04 Responses / bids were received online.



13 Names of Contractors who have responded and their EMD details :

Sl. No.	NAME OF THE CONTRACTOR	EMD VALIDITY	OFFER VALIDITY (90 Days from Actual Technical bid opening date)
01	M/s P S G Constructions, Chennai	FDR, Date of Maturity is 21-12-2024	Confirmed . Offer Validity till 24-09-2024
02	M/s Siva Enterprises, Chennai	FDR, Date of Maturity is 20-09-2024	Confirmed . Offer Validity till 24-09-2024
03	M/s Intex Space Solutions Private Limited, Chennai	DD, 24-09-2024	Confirmed . Offer Validity till 24-09-2024
04	M/s Shapemaker, Thanjavur	FDR, Date of Maturity is 20-09-2024	Confirmed . Offer Validity till 24-09-2024

14 CWC-I deliberated the case on 05-07-2024 and observed that all Four participating contractors have fulfilled the eligibility Conditions of the tender and the offers of all Four participating contractors are technically acceptable. Hence, CWC-I approved opening of e-price bids of all Four eligible contractors viz.,

1. M/s P S G Constructions, Chennai
2. M/s Siva Enterprises, Chennai
3. M/s Intex Space Solutions Private Limited, Chennai
4. M/s Shapemaker, Thanjavur.

15 Accordingly the e-price bids of all four eligible contractors have been opened on 08-07-2024.

16 Details of e-Quotations (Price bids) received is given below

Sl. No	Name of the Contractor	STATUS	Quoted Amount	Difference in % over estimated rate
01	M/s Intex Space Solutions Private Limited, Chennai	<u>L1</u>	Rs. 62,43,675.00 /=	(-) 03.60 % (Lower)
02	M/s Siva Enterprises, Chennai	<u>L2</u>	Rs. 70,62,756.00 /=	(+) 09.04 % (Higher)
03	M/s P S G Constructions, Chennai	<u>L3</u>	Rs. 73,28,725.00 /=	(+) 13.15 % (Higher)
04	M/s Shapemaker, Thanjavur	<u>L4</u>	Rs. 75,14,550.00 /=	(+) 16.02 % (Higher)

17 INITIAL OBSERVATIONS

a It is observed that M/s Intex Space Solutions Private Limited, Chennai is the L1 Contractor and has quoted a total amount of Rs. 62,43,675 /= (Rupees Sixty Two Lakhs Forty Three Thousand Six Hundred and Seventy Five Only) for the work. The quoted amount is (-) 03.60 % Lower than the departmental estimate of Rs. 64,77,000 /= {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Civil SSR Items and Market Variation of (+) 15 % [MV of (+) 10 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Electrical SSR Item. For some items LPR/MR/BO have been taken.}. 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 market variation for "Addn/Altn/Spl. Repairs/Maintenance" for SSR Items is 10% { MV of "(+) 5 % Plus (+) 5 % for Normal Restricted area – HVF Estate } and the Marker Variation of "External Electrification" for SSR Items is 15 % { MV OF (+) 10% Plus (+) 5 % for Normal Restricted area – HVF Estate}. The rates quoted by L1 Contractor are freakishly high for items Sl. No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103 and freakishly low for Items Sl.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109. As per Cl.No. 15 of the "Instruction to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST. It is confirmed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly low item are not substantially over estimated and the quantities for freakishly high item are not substantially under-estimated.

b It is submitted that the rates quoted by the L1 contractor for Items Sl.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 are higher than the departmental estimate by more than 10%



18 **OBSERVATIONS OF CWC-I HELD ON 12-07-2024 ;**

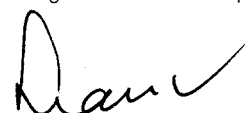
- a CWC-I observed that M/s Intex Space Solutions Private Limited, Chennai is the L1 Contractor and has quoted a total amount of Rs. 62,43,675 /=- (Rupees Sixty Two Lakhs Forty Three Thousand Six Hundred and Seventy Five Only) for the work. The quoted amount is (-) 03.60 % Lower than the departmental estimate of Rs. 64,77,000 /=- {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Civil SSR Items and Market Variation of (+) 15 % [MV of (+) 10 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Electrical SSR Item. For some items LPR/MR/BO have been taken.}}. CWC-I also observed that as per the Latest Market Variation for Quarter ending June 2024 circulated vide CE Chennai Zone, Letter Dt. 26-04-2024 the market variation for "Addn/Altn/Spl. Repairs/Maintenance" for SSR Items is 10% { MV of "(+) 5 % Plus (+) 5 % for Normal Restricted area – HVF Estate } and the Marker Variation of "External Electrification" for SSR Items is 15 % { MV OF (+) 10% Plus (+) 5 % for Normal Restricted area – HVF Estate}. The rates quoted by L1 Contractor are freakishly high for items SI. No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103 and freakishly low for Items SI.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109. As per Cl.No. 15 of the "Instruction to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST. CWC-I further observed that it is confirmed that the estimate and quantities have been checked and certified that the quantities indicated for freakishly low item are not substantially over estimated and the quantities for freakishly high item are not substantially under-estimated.
- b CWC-I further observed that the rates quoted by the L1 contractor for Items SI.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 are higher than the departmental estimate by more than 10%

19 **DECISION OF CWC-I HELD ON 12-07-2024 ;**

- a In view of the aforesaid observations, CWC-I decided to refer the freak rates on higher side for items SI. No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103 to the L1 Contractor M/s Intex Space Solutions Private Limited, Chennai, for their consideration and downward revision of their quoted rates.
 - b CWC-I also decided to refer the rates for items SI.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 (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.
 - c CWC-I further decided to obtain confirmation from the L1 Contractor M/s Intex Space Solutions Private Limited, Chennai, that good quality of material and workmanship will be maintained by Contractor while executing the work for Items SI.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 wherein the rates quoted by them are freakishly on the lower side.
- 20 As directed by CWC-I, Price Negotiation was initiated with the L1 contractor, M/s Intex Space Solutions Private Limited, Chennai and e.mail Dt. 15-07-2024 was issued to the contractor, seeking downward revision of the freakishly high rates for Items SI.No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103 and also for Items SI. No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 (wherein the rates quoted by the L1 contractor are higher than departmental estimate by more than 10%). Further, the L1 Contractor was also asked to confirm that good quality of material and workmanship will be maintained by Contractor while executing the work for Items SI.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 wherein the rates quoted by them are freakishly on the lower side.

The L1 Contractor M/s Intex Space Solutions Private Limited, Chennai has replied vide e.mail Dt. 17-07-2024 and submitted Rate Revision Sheet and Letter Dt. 16-07-2024 wherein it is intimated that ;

1. "We are thankful for accepting our offer for the above mentioned work and as per the mail Dt. 15th July 2024 we have reworked on tendered cost and reduced to Rs. 61,26,675.00 which amounts to overall cost deduction of 5.4 % (Rs. 3,50,325.00) from the estimated cost.
2. Regarding the Items SI. No. 15, 42, 48, 52, 88, 98, 104, 105 & 109, we will adhere as per the tender specifications and assure you the quality and workmanship of the work.
3. We take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work."



- 21 It is submitted that M/s Intex Space Solutions Private Limited has submitted the rate revision sheet and revised their prices and offered the following rate revision ;

Sl.No	Item Sl.No	Original Quoted Unit Rate (Rs.) and Percentage w.r.t Estimated cost	Revised Unit Rate (Rs.) after Price Revision and Percentage w.r.t Estimated cost
01	Item Sl. No. 02	Rs. 65,000 /= (9375.77 %)	Rs. 6,500 /= (847.58 %)

- 22 The status of Prices quoted by the L1 firm after revision of Prices are as follows ;

Sl. No	Description	Estimated / Quoted / Revised Amounts	Quantum Reduction of	Difference in Percentage w.r.t Department Estimate
01	Departmental Estimate	Rs. 64,77,000.00 /=		
02	Original Quoted Amount	Rs. 62,43,675.00 /=		(-) 03.60 % (LOWER)
03	Revised Amount after 1 st Price Revision	Rs. 61,26,675.00 /=	Rs. 1,17,000.00 /=	(-) 05.41 % (LOWER)

23 OBSERVATIONS AFTER PRICE REVISION :

- a It is observed that after the Price revision / reduction offered by the L1 Contractor Intex Space Solutions Private Limited, Chennai , the revised quoted total amount works out to Rs. 61,26,675 /= (Rupees Sixty One Lakhs Twenty Six Thousand Six Hundred and Seventy Five Only) for the work. The revised quoted amount is (-) 05.41 % Lower than the departmental estimate of Rs. 64,77,000 /= {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Civil SSR Items and Market Variation of (+) 15 % [MV of (+) 10 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Electrical SSR Item. For some items LPR/MR/BO have been taken.}}. 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 market variation for "Addn/Altn/Spl. Repairs/Maintenance" for SSR Items is 10% { MV of "(+) 5 % Plus (+) 5 % for Normal Restricted area – HVF Estate } and the Marker Variation of "External Electrification" for SSR Items is 15 % { MV OF (+) 10% Plus (+) 5 % for Normal Restricted area – HVF Estate}.
- b It is submitted that the L1 Contractor has offered Price reduction only for Item Sl. No. 02 which was freakishly on the higher side and after Price Reduction the rate for this item still remains freakishly high. Hence after Price revision, the rates quoted by L1 Contractor remain freakishly high for items Sl. No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103. The L1 quoted rates for Items Sl.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 are freakishly on the lower side. As per CI.No. 15 of the "Instruction to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.
- c It is submitted that the L1 Contractor has not offered any price reduction for Items Sl.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 during Price revision and the rates of these Items remain higher than the departmental estimate by more than 10%.
- d It is submitted that the L1 contractor vide their letter Dt. 16-07-2024 received vide e.mail Dt. 17-07-2024 have intimated that as per HVF e.mail Dt. 15-07-2024 they have reworked their tendered cost and reduced it to Rs. 61,26,675 /= which is 5.4 % and Rs. 3,50,325 /= lesser than HVF estimated cost. The L1 Contractor has further intimated that for the Items Sl. No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 (freakishly low Items), they will adhere as per the tender specifications and assure the quality and workmanship of the work. The L1 contractor has further intimated that they assure and guarantee in delivering qualitative and good workmanship for the entire work.



24 OBSERVATIONS OF CWC-I HELD ON 20-07-2024 :

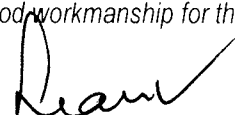
- a CWC-I observed that after the Price revision / reduction offered by the L1 Contractor Intex Space Solutions Private Limited, Chennai, the revised quoted total amount works out to Rs. 61,26,675 /- (Rupees Sixty One Lakhs Twenty Six Thousand Six Hundred and Seventy Five Only) for the work. The revised quoted amount is (-) 05.41 % Lower than the departmental estimate of Rs. 64,77,000 /- {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Civil SSR Items and Market Variation of (+) 15 % [MV of (+) 10 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Electrical SSR Item. For some items LPR/MR/BO have been taken.}. 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 market variation for "Addn/Altn/Spl. Repairs/Maintenance" for SSR Items is 10% { MV of "(+) 5 % Plus (+) 5 % for Normal Restricted area – HVF Estate } and the Marker Variation of "External Electrification" for SSR Items is 15 % { MV OF (+) 10% Plus (+) 5 % for Normal Restricted area – HVF Estate}.
- b CWC-I also observed that the L1 Contractor has offered Price reduction only for Item SI. No. 02 which was freakishly on the higher side and after Price Reduction the rate for this item still remains freakishly high. Hence after Price revision, the rates quoted by L1 Contractor remain freakishly high for items SI. No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103. The L1 quoted rates for Items SI.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 are freakishly on the lower side. As per Cl.No. 15 of the "Instruction to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.
- c CWC-I further observed that the L1 Contractor has not offered any price reduction for Items SI.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 during Price revision and the rates of these Items remain higher than the departmental estimate by more than 10%.
- d. CWC-I noted that the L1 contractor vide their letter Dt. 16-07-2024 received vide e.mail Dt. 17-07-2024 have intimated that as per HVF e.mail Dt. 15-07-2024 they have reworked their tendered cost and reduced it to Rs. 61,26,675 /- which is 5.4 % and Rs. 3,50,325 /- lesser than HVF estimated cost. CWC-I also noted that the L1 Contractor has further intimated that for the Items SI. No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 (freakishly low Items), they will adhere as per the tender specifications and assure the quality and workmanship of the work. CWC-I noted that the L1 contractor has further intimated that they assure and guarantee in delivering qualitative and good workmanship for the entire work.

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

- a In view of the aforesaid observations, CWC-I decided to once again refer the freak rates on higher side for items SI. No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103 to the L1 Contractor M/s Intex Space Solutions Private Limited, Chennai, for their consideration and downward revision of their quoted rates.
- b CWC-I also decided to once again refer the rates for items SI.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 (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.
- 26 As directed by CWC-I, Price Negotiation was again initiated with the L1 contractor, M/s Intex Space Solutions Private Limited, Chennai and e.mail Dt. 22-07-2024 was issued to the contractor, seeking downward revision of the freakishly high rates for Items SI.No. 01, 02, 03, 04, 07, 09, 19, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 59, 60, 66, 67, 68, 69, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87, 92, 94, 95 & 103 and also for Items SI. No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 (wherein the rates quoted by L1 contractor are higher than departmental estimate by more than 10%).

The L1 Contractor M/s Intex Space Solutions Private Limited, Chennai has replied vide e.mail Dt. 24-07-2024 and submitted Rate Revision Sheet and Letter Dt. 24-07-2024 wherein it is intimated that ;

"We have reworked on tendered cost and reduced to Rs. 61,13,465.00 which amounts to overall cost deduction of 5.6% (Rs. 3,63,535.00) from the estimated cost. Due to site circumstance, further reduction is not possible. We take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work"



- 27 It is submitted that M/s Intex Space Solutions Private Limited has submitted the rate revision sheet and revised their prices and offered the following rate revision ;

Sl.No	Item Sl.No	First Price Revision Quoted Unit Rate (Rs.) and Percentage w.r.t Estimated cost	Revised Unit Rate (Rs.) after Second Price Revision and Percentage w.r.t Estimated cost
01	Item Sl. No. 02	Rs. 6,500 /= (847.58 %)	Rs. 2,500 /= (264.45 %)
02	Item Sl. No. 19	Rs. 1,50,000 /= (57.85 %)	Rs. 1,40,000 /= (47.33 %)
03	Item Sl. No. 59	Rs. 350 /= (69.93 %)	Rs. 305 /= (48.08 %)
04	Item Sl. No. 60	Rs. 550 /= (93.55 %)	Rs. 420 /= (47.80 %)
05	Item Sl. No. 68	Rs. 11,500 /= (86.20 %)	Rs. 9,100 /= (47.34 %)
06	Item Sl. No. 69	Rs. 400 /= (69.84 %)	Rs. 350 /= (48.61 %)
07	Item Sl. No. 94	Rs. 850 /= (70.00 %)	Rs. 745 /= (49.00 %)
08	Item Sl. No. 95	Rs. 60 /= (200.00 %)	Rs. 29 /= (45.00 %)
09	Item Sl. No. 103	Rs. 200 /= (100.00 %)	Rs. 149 /= (49.00 %)

- 28 The status of Prices quoted by the L1 firm after revision of Prices are as follows ;

Sl. No	Description	Estimated / Quoted / Revised Amounts	Quantum of Reduction	Difference in Percentage w.r.t Department Estimate
01	Departmental Estimate.	Rs. 64,77,000.00 /=		
02	Original Quoted Total Amount	Rs. 62,43,675.00 /=		(-) 03.60 % (LOWER)
03	Revised Amount after 1 st Price Revision	Rs. 61,26,675.00 /=	Rs. 1,17,000.00 /=	(-) 05.41 % (LOWER)
04	Revised Amount After 2 nd Price Revision	Rs. 61,13,465.00 /=	Rs. 13,210.00 /=	(-) 05.61 % (LOWER)

The Cumulative Price Revision offered by the firm (First Price Revision + Second Price Revision) works out to Rs. 1,30,210 /=

29 OBSERVATIONS AFTER SECOND PRICE REVISION :

- a It is observed that after the second Price revision / reduction offered by the L1 Contractor Intex Space Solutions Private Limited, Chennai , the revised quoted total amount works out to Rs. 61,13,465 /= (Rupees Sixty One Lakhs Thirteen Thousand Four Hundred and Sixty Five Only) for the work. The revised quoted total amount is (-) 05.61 % Lower than the departmental estimate of Rs. 64,77,000 /= {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Civil SSR Items and Market Variation of (+) 15 % [MV of (+) 10 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Electrical SSR Item. For some items LPR/MR/BO have been taken.}}. 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 market variation for "Addn/Altn/Spl. Repairs/Maintenance" for SSR Items is 10% { MV of "(+) 5 % Plus (+) 5 % for Normal Restricted area – HVF Estate } and the Marker Variation of "External Electrification" for SSR Items is 15 % { MV OF (+) 10% Plus (+) 5 % for Normal Restricted area – HVF Estate}.
- b It is submitted that in the Second Price Revision, the L1 Contractor has offered Price reduction for Items Sl. No. 02, 19, 59, 60, 68, 69, 94, 95 and 103 which were freakishly on the higher side and after Price Reduction the rate for Items Sl.No. 02 still remains freakishly high. The revised quoted rates of the remaining items are no longer freakishly high but are higher than the departmental estimate by more than 10 %. Hence after Price revision, the rates quoted by L1 Contractor remain freakishly high for items Sl. No. 01, 02, 03, 04, 07, 09, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 66, 67, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87 & 92. The L1 quoted rates for Items Sl.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 are freakishly on the lower side. As per Cl.No. 15 of the "Instruction to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.

- c It is submitted that the L1 Contractor has not offered any price reduction for Items Sl.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 during second Price revision and the rates of these Items remain higher than the departmental estimate by more than 10%. It is also submitted that after second price revision the rates for Items Sl. No. 19, 59, 60, 68, 69, 94, 95 and 103 which were earlier freakishly high are no longer freakishly high but are higher than the departmental estimate by more than 10 %.
- d It is submitted that the L1 Contractor vide Letter Dt. 24-07-2024 has intimated that they have reworked the tendered cost and reduced to Rs. 61,13,465 /= which amounts to their offer being overall 5.6 % (Rs. 3,63,535/=) lesser than the estimated cost. The L1 contractor has further intimated that due to site circumstances further reduction is not possible and they take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work.

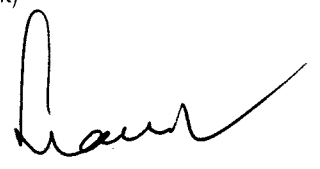
30 **OBSERVATIONS OF CWC-I HELD ON 26-07-2024 :**

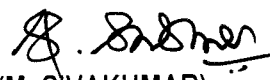
- a CWC-I observed that after the second Price revision / reduction offered by the L1 Contractor Intex Space Solutions Private Limited, Chennai , the revised quoted total amount works out to Rs. 61,13,465 /= (Rupees Sixty One Lakhs Thirteen Thousand Four Hundred and Sixty Five Only) for the work. The revised quoted total amount is (-) 05.61 % Lower than the departmental estimate of Rs. 64,77,000 /= {prepared based on MES SSR 2020 rates with Market Variation of (+) 10 % [MV of (+) 05 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Civil SSR Items and Market Variation of (+) 15 % [MV of (+) 10 % Plus (+) 05 % for Normal Restricted Area – HVF Estate] for Electrical SSR Item. For some items LPR/MR/BO have been taken.}}. CWC-I noted that as per the Latest Market Variation for Quarter ending June 2024 circulated vide CE Chennai Zone, Letter Dt. 26-04-2024 the market variation for "Addn/Altn/Spl. Repairs/Maintenance" for SSR Items is 10% { MV of "(+) 5 % Plus (+) 5 % for Normal Restricted area – HVF Estate } and the Marker Variation of "External Electrification" for SSR Items is 15 % { MV OF (+) 10% Plus (+) 5 % for Normal Restricted area – HVF Estate}.
- b CWC-I also observed that in the Second Price Revision, the L1 Contractor has offered Price reduction for Items Sl. No. 02, 19, 59, 60, 68, 69, 94, 95 and 103 which were freakishly on the higher side and after Price Reduction the rate for Items Sl.No. 02 still remains freakishly high. The revised quoted rates of the remaining items (Items Sl. No. 19, 59, 60, 68, 69, 94, 95 and 103) are no longer freakishly high but are higher than the departmental estimate by more than 10 %. Hence after Price revision, the rates quoted by L1 Contractor remain freakishly high for items Sl. No. 01, 02, 03, 04, 07, 09, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 66, 67, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87 & 92. The L1 quoted rates for Items Sl.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 are freakishly on the lower side. As per CI.No. 15 of the "Instruction to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.
- c CWC-I further observed that the L1 Contractor has not offered any price reduction for Items Sl.No. 05, 06, 08, 10, 12, 31, 36, 64, 73, 75, 82, 89, 90, 93, 96, 97, 100, & 101 during second Price revision and the rates of these Items remain higher than the departmental estimate by more than 10%. CWC-I also observed that after second price revision the rates for Items Sl. No. 19, 59, 60, 68, 69, 94, 95 and 103 which were earlier freakishly high are no longer freakishly high but are higher than the departmental estimate by more than 10 %.
- d CWC-I noted that the L1 Contractor vide Letter Dt. 24-07-2024 has intimated that they have reworked the tendered cost and reduced to Rs. 61,13,465 /= which amounts to their offer being overall 5.6 % (Rs. 3,63,535/=) lesser than the estimated cost. The L1 contractor has further intimated that due to site circumstances further reduction is not possible and they take this opportunity to assure and guarantee in delivering qualitative and good workmanship for the entire work.
- e CWC-I observed that HVF/CEO 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 a total price reduction of Rs. 1,30,210 /= in the two price negotiations (cumulative) and the prices of 08 items which were earlier freakishly on higher side have become non-freakishly on the higher side. However the status of majority of freakishly high items and items wherein the quoted rate is higher than the departmental estimate by more than 10 % remains unchanged. CWC-I further observed that after the Price revisions offered by the L1 Contractor the overall revised total amount quoted is (-) 05.61 % lower than the departmental estimate and the same is competitive and reasonable.

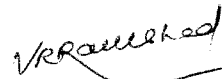
31 DECISION OF CWC-I HELD ON 26-07-2024 :

- a In view of the aforesaid observations, CWC-I 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. 61,13,465 /- (Rupees Sixty One Lakhs Thirteen Thousand Four Hundred and Sixty Five Only) for the work
- b CWC-I authorised to operate upto (+) or (-) 10 % deviation over the CA Amount. CWC-I directed the executing agency to ensure good quality of material and good workmanship by the contractor for the items Sl.No. 15, 42, 48, 52, 88, 98, 104, 105 & 109 for which the rates quoted are freakishly low. CWC-I also directed the executing agency to ensure good quality of material and good workmanship by the contractor while executing the entire work. 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. 15, 42, 48, 52, 88, 98, 104, 105 & 109) shall not be executed less than 5 % of the estimated quantity and the items having freakishly higher rates (Items Sl. No. 01, 02, 03, 04, 07, 09, 20, 27, 28, 29, 33, 34, 41, 43, 45, 47, 50, 66, 67, 71, 72, 74, 78, 79, 80, 81, 83, 84, 85, 86, 87 & 92) shall not be executed more than 5 % of the estimated quantity
- 32 Security Deposit : The contractor has to submit SD of Rs. 1,46,000 /- (Rupees One Lakh Forty Six Thousand Only) in the form of Fixed Deposit / Term Deposit / BG 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.
- 33 Completion time : Six Months (180 days) from the date of handing over of site.
- 34 Payment : As per IAFW 2249, Cost debitable to : Code Head 920 / 34 (Capital Grant)


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


(G. ANANDAKUMAR)
WM / IMS
(Alternate Officer for JT.GM / IMS)
MEMBER SECRETARY


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


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