

MINUTES FOR e-PRICE BID 2ND REVISION APPROVAL CWC HELD ON 11-09-2024 FOR THE CIVIL WORK – CONSTRUCTION OF NEW CLASS ROOMS (GF+1) IN VIJAYANTHA SENIOR SECONDARY SCHOOL AT HVF ESTATE, AVADI

CIVIL ENGINEERING OFFICE

The following Officers were present:-

- | | | |
|----------------------------|---|--------------------|
| 1. Shri. V.R. Rambhad | Chief General Manager / HVF | - Chairman / CWC |
| 2. Shri. M. Sivakumar | GM / HR, F&A, IMS (Chairman / VSS School) | - Member / User |
| 3. Shri. Paidi Annajee Rao | GM / EO, STORES & GS | - Member / CWC |
| 4. Shri. K. Tulasi Rao | Jt.GM / IMS | - Member Secretary |
| 5. Shri. G. Ananda Kumar | WM / IMS (Secretary / VSS School) | - Member / User |

- 01 e-Tender Enquiry No. & Date : HVF/TE/VSS SCHOOL/CLASSROOM/PW/2024-25/02, Dt. 04-07-2024. e-Proc Tender ID : 2024_AVNL_200246_1
- 02 Name of the Work : Construction of New Class Rooms (GF+1) in Vijayantha Senior Secondary School at HVF Estate, Avadi.
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : Vijayantha Senior Secondary School Fund
- 05 User Section : Vijayantha Senior Secondary School
- 06 Estimated cost of Work (Approx) : Rs. 2,87,80,000 /- (The Payment for this work will be made from Vijayantha Senior Secondary School Fund).
- 07 Approval & Financial Concurrence : i) CGM Approval vide VSS School Note No.VSSS/GENL/04/2024 dated 23-05-2024.
ii) Admin Approval vide Note No. 13025/HVF/CEO/2024-25/ VSS School dated 14-06-2024.
- 08 e-Tender published in CPPP e-proc website on : 04-07-2024
- 09 Scheduled Bid Submission Closing date& Tender Opening date : Original Bid Submission Closing Date : 19-07-2024
Original Technical Tender Opening Date : 20-07-2024
- 10 No. of T.O.D Postponements : 01 TOD Extension:
01st Auto Extension (BSCD: 02-08-2024 & TOD:03-08-2024)
- 11 e-Tender Technical /Eligibility Bid opened on : 03-08-2024
- 12 No. of Responses received online : 04 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. PSG Constructions, Chennai	FDR, Date of Maturity 16-01-2025.	Confirmed. Offer Validity till 01-11-2024
02	M/s. Siva Enterprises, Chennai	FDR, Date of Maturity 26-10-2024.	Confirmed. Offer Validity till 01-11-2024
03	M/s. Danush Interiors and Contractors, Chennai	FDR, Date of Maturity 31-01-2025.	Confirmed. Offer Validity till 01-11-2024
04	M/s. Damu Constructions, Kalpakkam	FDR, Date of Maturity 01-08-2025.	Confirmed. Offer Validity till 01-11-2024

14. **Eligibility Bid:-** CWC held on 20-08-2024 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 approved opening of e-price bids of all the 04 (Four) eligible contractors viz.,

- i) M/s. PSG Constructions, Chennai,
- ii) M/s. Siva Enterprises, Chennai,
- iii) M/s. Danush Interiors and Contractors, Chennai and
- iv) M/s. Damu Constructions, Kalpakkam

15. Accordingly e-Price Bid of the eligible contractors were Opened on:- 21-08-2024.

16. Details of e-Quotations received are given below:-

SI. No	NAME OF THE CONTRACTOR	STATUS	QUOTED PRICE	DIFFERENCE OF % OVER ESTIMATED RATE
01	M/s. PSG Constructions, Chennai,	L1	Rs. 2,95,99,731 /-	(+) 02.85 %
02	M/s. Siva Enterprises, Chennai	L2	Rs. 2,99,87,167 /-	(+) 04.19 %
03	M/s. Danush Interiors and Contractors, Chennai	L3	Rs. 3,04,45,253 /-	(+) 05.79 %
04	M/s. Damu Constructions, Kalpakkam	L4	Rs. 3,10,63,300 /-	(+) 07.93 %

17. **OBSERVATIONS OF CWC HELD ON 23-08-2024:**

a. CWC observed that M/s. PSG Constructions, Chennai, is the L1 contractor and has quoted the amount of **Rs. 2,95,99,731 /- (Rupees Two Crore Ninety Five Lakhs Ninety Nine Thousand Seven Hundred and Thirty One Only)**. The quoted rate is Higher by (+) 02.85 % than the department estimate of Rs.2,87,80,000 /- (prepared based on MES SSR 2020 rates with "MV of (+) 15% {i.e. (+)10% MV Plus (+)05% for Restricted Area – HVF Estate Area}" rates have been taken for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).

b. CWC 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 SSR Items for Civil Works "New Buildings & Structures" and for External Electrification Works is (+) 15% {MV of "(+) 10%" Plus (+)05% for Normal Restricted Area – Estate Area}.

c. CWC observed that the L1 Contractor quoted rate in this tender are Freakishly high for items Sl. No. 59, 65, 66, 94, 99 & 106 (06 Items) and there are No Freakishly Low Items quoted by the L1 Contractor. It is submitted that the estimate and quantities have been checked and certified that the quantities indicated for freakishly high items are not under estimated.

d. CWC observed that the rates quoted by the L1 contractor for items Sl. No. 11, 17, 19, 25, 26, 27, 28, 29, 54, 56, 61, 67, 68, 81, 91, 93, 96, 98, 101, 102 & 104 (21 Items) are higher than the departmental estimate by more than 10%).

e. CWC observed that as per clause No.15 of the "Instructions to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.

18. **DECISION OF CWC HELD ON 23-08-2024:**

In view of the above observations, CWC decided to refer the freak rates on higher side for items Sl. No. 59, 65, 66, 94, 99 & 106 (06 Items) to the L1 Contractor M/s. PSG Constructions, Chennai, for their consideration and downward revision of their quoted rates.

CWC also decided to refer the rates for items Sl. No. 11, 17, 19, 25, 26, 27, 28, 29, 54, 56, 61, 67, 68, 81, 91, 93, 96, 98, 101, 102 & 104 (21 Items) wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%) to the L1 Contractor M/s. PSG Constructions, Chennai, for their consideration and downward revision of their quoted rates.



19. As directed by CWC, offline price negotiation was initiated with the L1 Contractor M/s. PSG Constructions, Chennai, seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. PSG Constructions, Chennai, was received vide email on 23-08-2024.

In the reply the L1 Contractor has stated *"Already our quoted rates are very competitive even though we are extending our cooperation with HVF, Avadi. So it is our final offer No More Price negotiation. Moreover we will maintain good quality of Material and Labour for the above work"*.

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 rates quoted was Freakishly High: (Rate Revision Offered & rates become Non-freakish)</u>							
01	Item Sl. No. 59	Rs.	900.00	125.00 %	Rs.	438.00	9.50 %
02	Item Sl. No. 65	Rs.	15000.00	59.14 %	Rs.	10360.00	9.91 %
03	Item Sl. No. 66	Rs.	1500.00	150.10 %	Rs.	655.00	9.21 %
04	Item Sl. No. 94	Rs.	13000.00	103.61 %	Rs.	7020.00	9.95 %
05	Item Sl. No.99	Rs.	9600.00	215.88 %	Rs.	3340.00	9.90 %
06	Item Sl. No.106	Rs.	270.00	116.00 %	Rs.	137.00	9.60 %
<u>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, 17, 19, 25, 26, 27, 28, 29, 54, 56, 61, 67, 68, 81, 91, 93, 96, 98, 101, 102 & 104 (21 Items wherein the rates quoted by the L1 Contractor are higher than departmental estimate by more than 10%).</u>							

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
PSG Constructions, Chennai	Rs.2,87,80,000 /-	Rs. 2,95,99,731 /-	Rs. 2,95,56,578 /-	(+) 02.70 % (Higher)
Total Amount Reduced by the L1 Contractor: Rs. 43,153 /-				

21. OBSERVATIONS OF CWC AFTER PRICE REVISION HELD ON 31-08-2024:

a. CWC observed that the L1 Contractor, M/s. PSG Constructions, Chennai has revised their quoted amount from **Rs. 2,95,99,731 /- to Rs. 2,95,56,578 /-** (Rupees Two Crore Ninety Five Lakhs Fifty Six Thousand Five Hundred and Seventy Eight Only). The revised rate is **Higher by (+) 02.70 %** than the department estimate of Rs.2,87,80,000 /- (prepared based on MES SSR 2020 rates with "MV of (+) 15% {i.e. (+)10% MV Plus (+)05% for Restricted Area – HVF Estate Area}" rates have been taken for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).

b. CWC 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 SSR Items for Civil Works "New Buildings & Structures" and for External Electrification Works is (+) 15% {MV of "(+) 10%" Plus (+)05% for Normal Restricted Area – Estate Area}.

c. CWC observed that the L1 contractor has revised his rate for all the 06 Freakishly High items and after Price revision the rates for all the 06 Items Sl. No. 59, 65, 66, 94, 99 & 106 (06 Items) has become non-freakish. After Price revision there are No Freakishly High Items and also there are No Freakishly Low Items quoted by the L1 Contractor. CWC also observed that the L1 Contractor in reply to the Price revision request vide email dated 23-08-2024 stated *"we will maintain good quality of Material and Labour for the above work"*.

d. CWC 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, 17, 19, 25, 26, 27, 28, 29, 54, 56, 61, 67, 68, 81, 91, 93, 96, 98, 101, 102 & 104 (21 Items) remain same and are higher than the departmental estimate by more than 10%.

e. CWC observed that the L1 Contractor in reply to the Price negotiation request has revised his overall quoted rate and reduced Rs. 43,153 /- from their initial offer.

f. CWC observed that as per clause No.15 of the "Instructions to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.

22. DECISION OF CWC HELD ON 31-08-2024:

In view of the above observations, CWC decided to once again refer the rates for items Sl. No. 11, 17, 19, 25, 26, 27, 28, 29, 54, 56, 61, 67, 68, 81, 91, 93, 96, 98, 101, 102 & 104 (21 Items wherein the rates quoted 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. PSG Constructions, Chennai, for their consideration and downward revision of their quoted rates.

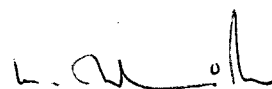
23. As directed by CWC, offline price negotiation was initiated with the L1 Contractor M/s. PSG Constructions, Chennai, seeking downward revision. The Negotiated e-price bid of L1 Contractor M/s. PSG Constructions, Chennai, was received vide email on 11-09-2024.

24. 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 2 nd Price Revision and Percentage wrt Estimated Cost		
<u>Items where rates quoted were higher than estimate by more than 10%: (Rate Revision Offered)</u>							
01	Item Sl. No. 11	Rs.	105.00	11.52 %	Rs.	103.50	9.93 %
02	Item Sl. No. 17	Rs.	360.00	18.97 %	Rs.	330.00	9.06 %
03	Item Sl. No. 19	Rs.	450.00	18.90 %	Rs.	415.00	9.65 %
04	Item Sl. No. 25	Rs.	165.00	14.78 %	Rs.	157.00	9.22 %
05	Item Sl. No. 26	Rs.	185.00	19.16 %	Rs.	170.00	9.50 %
06	Item Sl. No. 27	Rs.	740.00	11.27 %	Rs.	728.00	9.47 %
07	Item Sl. No. 28	Rs.	110000.00	10.73 %	Rs.	109200.00	9.92 %
08	Item Sl. No. 29	Rs.	3300.00	23.04 %	Rs.	2900.00	8.12 %
09	Item Sl. No. 54	Rs.	540.00	16.96 %	Rs.	505.00	9.38 %
10	Item Sl. No. 56	Rs.	5900.00	12.66 %	Rs.	5740.00	9.61 %
11	Item Sl. No. 61	Rs.	360.00	18.13 %	Rs.	334.00	9.60 %
12	Item Sl. No. 67	Rs.	990.00	28.44 %	Rs.	840.00	8.98 %
13	Item Sl. No. 68	Rs.	790.00	40.69 %	Rs.	615.00	9.53 %
14	Item Sl. No. 81	Rs.	510.00	12.94 %	Rs.	490.00	8.51 %
15	Item Sl. No. 91	Rs.	4200.00	37.85 %	Rs.	3345.00	9.78 %
16	Item Sl. No. 93	Rs.	2550.00	12.31 %	Rs.	2480.00	9.23 %
17	Item Sl. No. 96	Rs.	450.00	33.65 %	Rs.	368.00	9.30 %
18	Item Sl. No. 98	Rs.	8900.00	18.46 %	Rs.	8225.00	9.47 %
19	Item Sl. No.101	Rs.	2400.00	22.94 %	Rs.	2140.00	9.62 %
20	Item Sl. No.102	Rs.	3600.00	32.60 %	Rs.	2960.00	9.03 %
21	Item Sl. No.104	Rs.	2200.00	46.55 %	Rs.	1630.00	8.58 %

The status of Prices quoted by the L1 Contractor, PSG Constructions, Chennai after 2nd Price revision 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.2,87,80,000 /-	Rs. 2,95,99,731 /-	Rs. 2,95,56,578 /-	Rs. 2,91,05,616 /-	(+) 01.13 % (Higher)
Total Amount Reduced by the L1 Contractor in 1 st Price Negotiation: Rs. 43,153 /-				
Total Amount Reduced by the L1 Contractor in 2 nd Price Negotiation: Rs. 4,50,962 /-				
Gross Total Amount Reduced by the L1 Contractor (1 st Revision + 2 nd Revision): Rs. 4,94,115 /-				

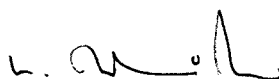


25. OBSERVATIONS AFTER 2ND PRICE REVISION:

- a. It is observed that the L1 Contractor, M/s. PSG Constructions, Chennai has once again revised their offer amount from **Rs. 2,95,56,578 /-** to **Rs. 2,91,05,616 /-** (Rupees Two Crore Ninety One Lakhs Five Thousand Six Hundred and Sixteen Only). The revised rate is **Higher by (+) 01.13 %** than the department estimate of Rs.2,87,80,000 /- (prepared based on MES SSR 2020 rates with "MV of (+) 15% {i.e. (+)10% MV Plus (+)05% for Restricted Area – HVF Estate Area}" rates have been taken 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 SSR Items for Civil Works "New Buildings & Structures" and for External Electrification Works is (+) 15% {MV of "(+) 10%" Plus (+)05% for Normal Restricted Area – Estate Area}.
- c. It is submitted that the L1 contractor has revised his rate for all the 06 Freakishly High items during the 1st Price revision and after 1st Price revision there are No Freakishly High Items and also there are No Freakishly Low Items quoted by the L1 Contractor. Further, the L1 Contractor in reply to the 1st Price revision request vide email dated 23-08-2024 stated "*we will maintain good quality of Material and Labour for the above work*".
- d. It is submitted that the L1 Contractor in reply to the 2nd price negotiation for Items where the rates quoted are higher than estimate by more than 10% has offered Price revision for all the 21 items Sl. No. 11, 17, 19, 25, 26, 27, 28, 29, 54, 56, 61, 67, 68, 81, 91, 93, 96, 98, 101, 102 & 104. After 2nd Price revision the rates for the above items are higher than the departmental estimate by less than 10%.
- e. It is submitted that the L1 Contractor has offered Price reduction of Rs. 43,153 /- in reply to the 1st Price revision. Subsequently, during the 2nd Price revision request the L1 Contractor has offered a price reduction of Rs. 4,50,962 /-. The Overall reduction offered by the L1 Contractor after both the Price revisions is Rs. 4,94,115 /-.
- f. It is submitted that as per clause No.15 of the "Instructions to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.

26. OBSERVATIONS OF CWC AFTER 2ND PRICE REVISION HELD ON 11-09-2024:

- a. CWC observed that the L1 Contractor, M/s. PSG Constructions, Chennai has once again revised their offer amount from **Rs. 2,95,56,578 /-** to **Rs. 2,91,05,616 /-** (Rupees Two Crore Ninety One Lakhs Five Thousand Six Hundred and Sixteen Only). The revised rate is **Higher by (+) 01.13 %** than the department estimate of Rs.2,87,80,000 /- (prepared based on MES SSR 2020 rates with "MV of (+) 15% {i.e. (+)10% MV Plus (+)05% for Restricted Area – HVF Estate Area}" rates have been taken for Civil & Electrical SSR Items. For Some items LPR, MR / BQ has been taken).
- b. CWC 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 SSR Items for Civil Works "New Buildings & Structures" and for External Electrification Works is (+) 15% {MV of "(+) 10%" Plus (+)05% for Normal Restricted Area – Estate Area}.
- c. CWC observed that the L1 contractor has revised his rate for all the 06 Freakishly High items during the 1st Price revision and after 1st Price revision there are No Freakishly High Items and also there are No Freakishly Low Items quoted by the L1 Contractor. Further, the L1 Contractor in reply to the 1st Price revision request vide email dated 23-08-2024 stated "*we will maintain good quality of Material and Labour for the above work*".
- d. CWC observed that the L1 Contractor in reply to the 2nd price negotiation for Items where the rates quoted are higher than estimate by more than 10% has offered Price revision for all the 21 items Sl. No. 11, 17, 19, 25, 26, 27, 28, 29, 54, 56, 61, 67, 68, 81, 91, 93, 96, 98, 101, 102 & 104. After 2nd Price revision the rates for the above items are higher than the departmental estimate by less than 10%.
- e. CWC observed that the L1 Contractor has offered Price reduction of Rs. 43,153 /- in reply to the 1st Price revision. Subsequently, during the 2nd Price revision request the L1 Contractor has offered a price reduction of Rs. 4,50,962 /-. The Overall reduction offered by the L1 Contractor after both the Price revisions is Rs. 4,94,115 /-.
- f. CWC observed that as per clause No.15 of the "Instructions to Bidders" of the e-tender enquiry, the contractors quoted rates are inclusive of GST.



g. CWC 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. PSG Constructions, Chennai has offered total price reduction of Rs. 4,94,115 /- in the 1st and 2nd price negotiations and after the two price negotiations, there are No Freakishly High Items & No Freakishly Low Items. For the Items wherein the quoted rate is higher than the departmental estimate by more than 10% the L1 Contractor has offered Price revision and the rates for all the 21 Items after Price revision are higher than the estimated price by less than 10%. CWC further observed that after both the Price revisions offered by the L1 Contractor the overall revised total amount quoted is (+) 01.13 % Higher than the departmental estimate and the same is competitive and reasonable.

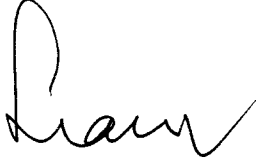
27. DECISION OF CWC HELD ON 11-09-2024:

In view of the above observations, CWC decided to place Contract Agreement on the L1 Contractor M/s. PSG Constructions, Chennai at their revised quoted total amount of **Rs. 2,91,05,616 /-** (Rupees Two Crore Ninety One Lakhs Five Thousand Six Hundred and Sixteen Only) for the work. CWC authorised to operate upto (+) or (-) 10 % deviation over the CA Amount.

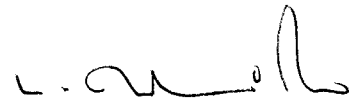
28. Security Deposit :- The Contractor has to submit Security Deposit of Rs. 4,57,600 /- (Rupees Four Lakhs Fifty Seven Thousand and Six Hundred Only) in the form of Fixed Deposit / Term Deposit / Bank Guarantee in favour of Chief General Manager, HVF, Avadi from any commercial bank for the completion and maintenance period which will be releasable on satisfactory completion of the defects liability period.

29. Completion time : 12 Months (365 Days) from the date of handing over of site.

30. Payment: 1) As per IAFW 2249 2) Cost debitable to: Code Head: Vijayantha Sr. Sec. School Fund.



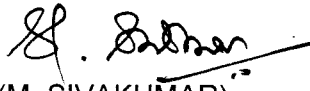
(G. ANANDA KUMAR)
WM / IMS
(SECRETARY / VSS SCHOOL)
MEMBER / USER



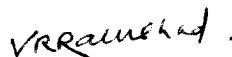
(K. TULASI RAO)
JT.GM / IMS
MEMBER SECRETARY



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



(M. SIVAKUMAR)
GM / HR, F&A, IMS
(CHAIRMAN / VSS SCHOOL)
MEMBER / USER



(V.R. RAMBHAD)
CHIEF GENERAL MANAGER / HVF
CHAIRMAN / CWC