BRIHANMUMBAI MUNICIPAL CORPORATION
K.E.M.HOSPITAL, PAREL, MUMBAI – 12

Minutes of Pre-bid Meeting

KEM / 454 / TDRE-III
Date – 13.11.2026

Sub :- Minutes of Pre-bid meeting held on 05.11.2026 at 3.00 p.m.

Pre-bid meeting was held on 05.11.2026 at 3.00 p.m. under the Chairmanship of Dean (KEM Hospital) at Board room of Dean KEM Hospital, Parel, Mumbai 400 012 to discuss to Establishment of the Advanced Forensic Medicine & Non-Invasive Autopsy Centre at KEM Hospital, Mumbai. Construction of a Ground + 5 Storey State-of-the-Art Medico-Legal and Mortuary Complex on EPC-Turnkey basis.

The members & Bidders representatives who were present for the meeting is mentioned below :

1)	Dr. Harish Pathak,	-	Dean (KEM Hospital) & HOD Forensic Medicine - In Chair
2)	Smt. Manisha Jadhav	-	Assistant Engineer (M&E) KEM Hospital
3)	Smt. Sheetal Patil	-	Head Clerk (Tender), KEM Hospital
4)	Shri. Jayesh Malankar	-	Representative of M/s. Shashank Mehendale & Associates
	Company Representative -		
5)	Shri. Shubham Kadam	-	M/s. Birlliant Approach Pvt. Ltd.
6)	Shri. Niket Purohit	-	M/s. Dev Engineers
7)	Shri. Aniket & Permesh	-	M/s. Shukra Pharma
8)	Shri. Samkit	-	M/s. API Civilwon
9)	Shri. Kanti Purohit	-	M/s. Hirani Enterprises

Subject : Establishment of the Advanced Forensic Medicine & Non-Invasive Autopsy Centre at KEM Hospital, Mumbai. Construction of a Ground + 5 Storey State-of-the-Art Medico-Legal and Mortuary Complex on EPC – Turnkey basis.

Tender No : KEM/454/TDRE-III (Bid No. 2026_MCGM_1348018_1)

We have to discuss to Establishment of the Advanced Forensic Medicine & Non-Invasive Autopsy Centre at KEM Hospital, Mumbai. Construction of a Ground + 5 Storey State-of-the-Art Medico-Legal and Mortuary Complex on EPC-Turnkey basis. Presentation with request to amend below mentioned condition of subject bid is given by prospective bidder Hence unanimously gave recommendation for amendment of below mentioned bid and decision taken is as follows:

Pre bid points for clarification

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
	M/s. Hirani Enterprises				
1.	**53**	**SECURITY DEPOSIT AND PERFORMANCE GUARANTEE:** **Point no i Sub point III**	**Additional Security Deposit (ASD):** As per AMC Sanction No. AMC/P/6775 dated 07.12.2023, Additional Security Deposit is applicable in case of rebates exceeding 12%, without any maximum limit.	Since the subject work is being executed on an EPC-Turnkey basis, we request you to clarify whether ASD is applicable to this tender. We further request that ASD, if applicable, be considered as per the latest applicable circular / guidelines.	**Prevailing circular regarding ASD will be applicable as per circular No. C.A./F/Proj./04 Date 08.07.2026**

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
2.	**31**	**In Eligibility Criteria:** **In (A) Technical Capacity**	**Eligibility Criteria:** Heritage Building Work: The tender stipulates a minimum of one work involving new construction in a Heritage Building, having a value of not less than 30% of the estimated tender cost, i.e. approximately Rs. 17.00 Crore.	We request you to consider relevant experience in Heritage Building works, including restoration, renovation, structural repairs and allied works, as the requirement of new construction in a Heritage Building is highly restrictive and may not be practically feasible.	**Experience in Heritage Building works, including restoration, renovation, structural repairs and allied works will be considered.** **Same to be read as:** One work involving new construction in a Heritage Building **/ Structure; also Heritage Building works, including restoration, renovation, structural repairs and allied works** having a value of not less than 30% of the estimated tender cost, i.e. approximately Rs. 17.00 Crore.
3.	**53**	**SECURITY DEPOSIT AND PERFORMANCE GUARANTEE:** **Point no i Sub point I**	**Contract Deposit:** The successful bidder is required to deposit an amount equivalent to 2% of the Contract Sum in the form of Demand Draft only, within 30 days from the date of issue of the Letter of Acceptance.	We request you to kindly permit submission of the Contract Deposit in the form of an irrevocable Bank Guarantee (BG) instead of a Demand Draft, to provide flexibility and ease of fund management.	Submission of the Contract Deposit in the form of an irrevocable Bank Guarantee (BG) instead of a Demand Draft is **Permitted as per BMC Circular.**

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
4.	**416**	**Annexure–D Schedule of Payment- I**	**Payment Milestone – Approval of Drawings:** As per the tender, the payment milestone upon approval of drawings from statutory authorities is specified as 0.125% of the total cost quoted by the bidder.	We request you to revise the payment milestone from 0.125% to 2.50% of the total quoted cost, considering the substantial efforts, coordination and expenses involved in preparation, submission and obtaining approval of drawings from various statutory authorities.	**Tender condition prevails**
5.	**10**	**In Eligibility Criteria:** **In (A) Technical Capacity 1.1**	**Point asked During Meeting:** 1.1 Similar experience (For Original and New Construction Works) is spelt in definite sense, such as:	It is Requested by bidder to consider in the qualification criteria as follows: Instead of Hospital building / Mortuary building /s Any Public Building criteria to be considered.	**Experience in Public Building works, will be considered.** **Same to be read as:** **In case of Mortuary:** The qualifying works mentioned in the above table should be of construction of any Hospital

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
			In case of Mortuary: The qualifying works mentioned in the above table should be of construction of any Hospital building / Mortuary building /s of RCC framed structure comprising of Water Supply, Sanitary Installations, Drainage and Sewerage Systems, internal electrical works & specialized M&E Services i.e. a) HVAC, b) fire Fighting & Fire Alarm system, c) Electrical substation, d) Lifts, e) Public Address &		building / Mortuary building /s / **Public Building (excluding residential buildings)** of RCC framed structure comprising of Water Supply, Sanitary Installations, Drainage and Sewerage Systems, internal electrical works & specialized M&E Services i.e. a) HVAC, b) fire Fighting & Fire Alarm system, c) Electrical substation, d) Lifts, e) Public Address & evacuation system, f) Building Management System, g) EPABX system, h) CCTV i) Cold Storage etc. i.e. complete habitable structure.

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
			evacuation system, f) Building Management System, g) EPABX system, h) CCTV i) Cold Storage etc. i.e. complete habitable structure.		
6.	**80**	Workwise SCOPE OF WORK	Soil Investigation report: Successful Bidder shall carry out soil investigation at his own cost and submit report to BMC and also carry out the Geo-Technical investigation at his own cost as per relevant IS code.	It is Requested by Bidder to provide, Soil Investigation report if available of any new building in the premises of KEM Hospital	**Currently Seva Niketan (Service Tower) work is going on in KEM Hospital Premises.** **The Soil Investigation Report of Same building is attached herewith the Pre Bid minutes only as reference to contractor for their calculation of Quote considering EPC tender.** **This Building is 100 to 150 meters away from proposed Site.**
	M/s. Dev Engineers				
7.	**10**	**In Eligibility Criteria:** **In (A) Technical**	**Eligibility Condition:** Experience in New	In this regard, the exact scope and interpretation of the	**Eligibility Condition:** Experience in New Construction in

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
		Capacity	Construction in Heritage Building: "Also, Minimum 1 work in New construction in Heritage building work not less than 30% of the estimated cost put to tender i.e. Rs.17.00 Cr. (Seventeen crores).	term "New construction in Heritage building" is not clear. It is requested to clarify whether the condition refers to Construction of a new building within a declared Heritage Precinct or Heritage Property OR Construction of a new building incorporating heritage architectural features OR Restoration, renovation, conservation or structural repairs of an existing Heritage Building. The precise nature of the work and the category of experience acceptable for fulfilling this eligibility requirement may kindly be specified to avoid	Heritage Building: **Same as Point no 2 Above**

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
				ambiguity. Further, it is submitted that the requirement of specific experience in Heritage-related works, particularly for a minimum value of Rs.17.00 Crore, is likely to be fulfilled by only a very limited number of contractors. Such an additional eligibility condition may considerably restrict competition and discourage otherwise qualified contractors having substantial experience in similar large-scale institutional, hospital, medico-legal and complex building construction projects. Considering the nature and scope of the present project, we	

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
				request that this additional condition be deleted so as to enable wider participation and ensure a fair, healthy and competitive bidding process, ultimately resulting in better and more competitive rates for the Authority.	
8.	**10**	**In Eligibility Criteria:** **In (A) Technical Capacity**	**Eligibility Condition – Experience of Having Obtained Approvals in PEC Project** "Minimum 1 work in which Experience of Having Obtained Approvals in PEC project."	In this regard, the abbreviation "PEC" has not been defined in the eligibility criteria. Further, the nature of approvals contemplated under this condition, as well as the statutory or other authorities from whom such approvals are required to have been obtained, has not been specified. Hence, we request your good office to kindly clarify.	**It is to be read as:** Eligibility Condition – Experience of Having Obtained Approvals **in EPC Project** "Minimum 1 work in which Experience of Having Obtained Approvals in **EPC project.**"

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
9.	**6**	**E-TENDER NOTICE**	**Contract Period:** 11 Months including monsoon period which includes Planning & Design Approvals, Execution & Handing over & shifting.	As per the tender conditions, the stipulated completion period for the subject work is eleven (11) months, inclusive of the monsoon period. Considering the prevailing monsoon conditions in Mumbai, the effective period available for carrying out major construction activities would be substantially reduced, leaving approximately seven to eight months of productive working time. In view of the relatively short stipulated contract duration, we request that the requirement of Bid Capacity be reconsidered and deleted, as the same may unnecessarily	**Tender condition prevails**

Sr. no	Page No	Tender Clause	Existing Provision in the Tender document	Query / Clarification/ Modification Sought	Remark
				restrict participation, particularly when the tender already prescribes technical experience and financial eligibility requirements to establish the contractor's capability to execute the work.	

Sd/- (13.11.2026)
Shri. Jayesh Malankar
M/s. Shashank Mehendale & Associates (P.M.C)

Sd/- (13.11.2026)
Dr. Harish Pathak
HOD Forensic Medicine & Dean (KEM Hospital)