

# **BRIHANMUMBAI MUNICIPAL CORPORATION**

Chief Engineer (M & E)

No. E. E. Mech. / 3480 / Ref. of dt-07.10.2025

**e- Tender No. 2025\_MCGM\_1229939\_1**

## **E-TENDER NOTICE**

**Subject:** Comprehensive servicing and maintenance contract of HVAC systems installed at various Hospitals and Offices in Eastern Suburb area for a period of 3 years from the date of issue of Letter of Acceptance.

The Municipal Corporation of Greater Mumbai (BMC) invites e-tender for the aforementioned work from contractors of repute, multi disciplinary engineering organizations i.e. eminent firm, Proprietary/Partnership Firms/ Private Limited Companies/ Public Limited Companies/Companies registered under the Indian companies' act 2013, the contractors registered with the Municipal Corporation of Greater Mumbai, (BMC) in Class 'AA' as per old registration and Class 'A' as per new registration (excluding those who are black listed and against whom FIR has been filed) or from the contractors /firms equivalent and superior classes registered in Central or State Government/Semi Govt. Organization/Central or State Public Sector Undertakings, will be allowed subject to condition that, The contractors who are not registered with BMC will have to apply for registering their firm within three months time period from the award of contract, otherwise their Bid Security i.e. E.M.D (Earnest Money Deposit) will be forfeited/recovered and an amount equal to Registration Fee of respective class will be recovered as penalty.

Bidding Process will comprise of THREE stages.

The application form can be downloaded from BMC's portal (<http://portal.BMC.gov.in>) and Tender Fee shall be paid as per circular CA/FRG/09 dt 04.10.2024 of Rs. 18,150/- + 18 % GST. The applicants not registered with BMC are mandated to get registered (Vendor Registration) with BMC for e-tendering process & obtain login credentials to participate in the online bidding process.

i) To download the application form, for those applicants not having vendor registration, need to apply first for vendor registration at the office of Account Officer (FAR), 3rd floor, Municipal Headquarter.

ii) Followed by SRM login ID and password to be obtained from Central Purchase Department (CPD), Office at Byculla, Bakariadda, Mumbai

iii) For e-Tendering registration, enrolment for digital signature certificates and user manual, please refer to respective links provided in 'Tenders' tab. Vendors can get digital signature from any one of the Certifying Authorities (CA's) licensed by controller of certifying authorities namely, Safes crypt, IDRBT, National informatics center, TCS, CUSTOMS, MTNL, GNFC and e- Mudhra CA.

| Name and location of work                                                                                                                                                                                  | Contract Period | Estimated Cost of Project                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------|
| Comprehensive servicing and maintenance contract of HVAC systems installed at various Hospitals and Offices in Eastern Suburb area for a period of 3 years from the date of issue of Letter Of Acceptance. | 36 months       | Rs. 1,25,02,753.96<br>(Exclusive G.S.T.) |

In terms of the 3 stage system of e-tendering, a Bidder will be required to deposit, along with its Bid, an Earnest Money Deposit of Rs. 1,47,600.00 (Rupees One Lakh Forty Seven Thousand Six Hundred only) (the "EMD"), refundable in accordance to the relevant clause of bid document, from the Bid Due Date, except in the case of the selected Bidder whose Bid Security/EMD shall be retained. The Bidders will have to provide Earnest Money Deposit through the payment gateways while submitting the bids. The Bid shall be summarily rejected if it is not accompanied by the Earnest Money Deposit. The e-tender is available on BMC portal (<http://portal.BMC.gov.in>) as well as on NIC Portal <https://mahatenders.gov.in> as mentioned in the Header Data of the tender.

As per THREE Packet systems, the document for Packet A & B is to be uploaded by the bidder in vendors' document online in Packet A, B. Packet A,B & C shall be opened on dates as mentioned in header data. All the responsive and eligible bidders if they so wish can be present at the time of opening of bids, in the office of Ex. Engg. Mech.(Ref), Municipal Workshop. The Packet C shall be opened if bids submission in Packet A & B satisfies/includes all the requirements and same are found acceptable to the Authority.

The Municipal Commissioner reserves the right to reject all or any of the e-tender(s) without assigning any reasons at any stage.

The dates and time for submission and opening the bids are as shown in the Header Data. If there are any changes in the dates the same will be displayed on the BMC Portal. (<http://portal.BMC.gov.in>) as well as on NIC Portal <https://mahatenders.gov.in>.

The Applicants interested for the above referred works may contact the E.E. Mech.(Ref), at the following address on any working day during office hours.

Office of: E. E. Mech (Ref), BMC  
Municipal Workshop,  
R. S. Nimkar Marg,  
Byculla, Mumbai- 400 008

The applicants may wish to visit the site under reference, located at Engineering Hub, Worli, Mumbai or address given above, a part of Mumbai and can collect the information of the present status from the department who have invited the bids.

The BMC reserves the rights to accept any of the application or reject any or all the application received for above works, without assigning any reasons thereof. The information regarding above subject matter is available on Website of BMC. (<http://portal.BMC.gov.in/tenders>) as well as on NIC Portal <https://mahatenders.gov.in>.

Note: As per Circular Dir./IT/F-59 Dtd. 10.05.2023 Use of e-Procurement System of Gov. of Maharashtra (Mahatender) for all tenders in BMC instead of SAP SRM is made mandatory. Contractor has to enroll and obtain credentials for the same.

Sd/-  
**E. E. Mech (Ref)**

## HEADER DATA

|                                                                |                                                                                                                                                                                                            |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tender Document No                                             | Bid no. 2025_MCGM_1229939_1                                                                                                                                                                                |
| Name of Organization                                           | Municipal Corporation of Greater Mumbai                                                                                                                                                                    |
| Subject                                                        | Comprehensive servicing and maintenance contract of HVAC systems installed at various Hospitals and Offices in Eastern Suburb area for a period of 3 years from the date of issue of Letter Of Acceptance. |
| Tender Fee                                                     | Tender Fee (Rs.18,150 + 18% GST) shall be paid as per circular CA/FRG/17 dt-17.03.2025                                                                                                                     |
| Cost of E-Tender (Estimated Cost)                              | Rs. 1,25,02,753.96 (Exclusive G.S.T.)                                                                                                                                                                      |
| Bid Security Deposit/ EMD                                      | Rs. 1,47,600.00                                                                                                                                                                                            |
| Start date and time of e-tender                                | 17.10.2025 from 11:00 Hrs                                                                                                                                                                                  |
| Last date & time of e-tender & Receipt of Bid Security Deposit | 06.11.2025 upto 16:00 Hrs                                                                                                                                                                                  |
| Submission of Packet A, B & Packet C (Online)                  | 06.11.2025 upto 16:00 Hrs                                                                                                                                                                                  |
| Pre-Bid Meeting                                                | 27.10.2025 At 15:00 Hrs                                                                                                                                                                                    |
| Opening of Packet A                                            | 07.11.2025 after 16:00 Hrs                                                                                                                                                                                 |
| Opening of Packet B                                            | 07.11.2025 after 16:01 Hrs.                                                                                                                                                                                |
| Opening of Packet C                                            | 11.11.2025 after 11:00 Hrs.                                                                                                                                                                                |
| Address for communication                                      | Office of the:- E. E. Mech (Ref), BMC<br>Municipal Workshop,<br>R. S. Nimkar Marg,<br>Byculla, Mumbai- 400 008                                                                                             |
| Venue for opening of bid                                       | On line in E. E. Mech (Ref)'s office.                                                                                                                                                                      |

This tender document is not transferable.

The BMC reserves the rights to accept any of the application or reject any or all the application received for above subject without assigning any reason thereof.

**Sd/-**  
**E. E. Mech (Ref)**

## **SECTION 2**

### **ELIGIBILITY CRITERIA**

## **A) Eligibility Criteria**

### **1. For Regular, Routine and Maintenance works:**

#### **1.1 Technical Capacity**

The tenderer(s) in their own name should have satisfactorily executed the work of similar nature BMC /Semi Govt. /Govt. & Public Sector Organizations during last seven (7) years ending last day of month previous to the one in which bids are invited as a prime Contractor (or as a nominated sub-Contractor, where the subcontract had involved similar nature of work as described in the scope of works in this bid document, provided further that all other qualification criteria are satisfied)

a) Three similar completed works each of value not less than the value equal to Rs.29,51,000.00 put to tender.

OR

b) Two similar completed works each of value not less than the value equal to Rs. 36,89,000.00 put to tender.

OR

c) One similar completed work of value equal and or not less than the Rs. 59,02,000.00 put to tender.

The value of executed works shall be brought to current costing level by enhancing the actual value of work at compound rate of 10 % per annum; calculated from the date of completion to last date of receipt of applications for tenders.

#### **1.2. Financial Capacity:-**

~~Achieved an average annual financial turnover as certified by 'Chartered Accountant'(in all classes of civil engineering construction works only) equal to Rs..... in last three (3) financial years immediately preceding the Financial Year in which bids are invited.~~

~~The value of executed works shall be brought to current costing level by enhancing the actual value of work at compound rate of 10 % per annum; calculated from the date of completion to last date of receipt of applications for tenders.~~

### 1.3 Similar Experience:

For assessing the technical capacity of Regular, Routine and Maintenance works; Similar work shall mean, ~~the completed or ongoing works in Building Construction OR Building Maintenance such as repairs/retrofitting /structural repairs OR construction/repairs of Asphalt/ Concrete roads OR laying/rehabilitation of sewer lines along with allied components OR laying/rehabilitation of water pipe lines in Cast Iron/ M.S. pipes / HDPE/ MDPE pipes OR repairs/maintenance/ construction of culverts over nullah.~~

**Works regarding S.I.T.C. or Replacement of Ductable AC units and VRF AC units at Health Care Facility (Performance certificate from user shall be uploaded.)**

## **2. ~~For Original and New construction works~~**

### **2.1 ~~Technical Capacity (Project Experience):-~~**

~~The tenderer(s) in their own name should have satisfactorily executed the work of similar nature BMC /Semi Govt. /Govt. & Public Sector Organizations during last seven (7) years ending last day of month previous to the one in which bids are invited as a prime Contractor (or as a nominated sub Contractor, where the subcontract had involved similar nature of work as described in the scope of works in this bid document, provided further that all other qualification criteria are satisfied)~~

~~a) Three similar completed works or currently executing three works of similar nature each costing 30% of estimated cost.\*~~

~~\_\_\_\_\_OR~~

~~b) Two similar completed works or currently executing two works of similar nature each costing 40% of estimated cost.\*~~

~~\_\_\_\_\_OR~~

~~c) One completed work or currently executing one work of similar nature of aggregate 60% of estimated cost.\*~~

~~The value of executed works shall be brought to current costing level by enhancing the actual value of work at compound rate of 10 % per annum; calculated from the date of completion to last date of receipt of applications for tenders.~~

~~\*In case of ongoing works to be considered, the bidder must have received payment bills of 80% of the contract sum for the work/works executed last day of month previous to the one in which bids are invited.~~

## ~~2.2 Financial Capacity~~

~~Achieved a average annual financial turnover as certified by 'Chartered Accountant' (in all classes of civil engineering construction works only) equal to 30% of the estimated cost of work in last three (3) financial years immediately preceding the Financial Year in which bids are invited.~~

~~☐ To ascertain this, tenderer(s) shall furnish /upload the financial statement (Audited balance sheet) duly certified by Chartered Accountant.~~

~~☐ The turnover can be enhanced by 10% every year to bring the present level.~~

## ~~2.3 Similar work experience~~

### ~~B) Bid Capacity:~~

~~The bid capacity of the prospective bidders will be calculated as under: Assessed Available Bid Capacity = (A\* N\* 2 – B)~~

~~Where,~~

~~A = Maximum value of Civil Engineering works executed in any one year (year means Financial year) during the last five years (updated to the price level of the Financial year in which bids are received at a rate of 10% per year) taking into account the completed as well as works in progress.~~

~~N = Number of years prescribed for completion of the Project/Works, excluding monsoon period, for which these bids are being invited. (E.g. 7 months = 7/12 year) For every intervening monsoon 0.33 shall be added to N.~~

~~B – Value of existing commitments (only allotted works) on the last date of submission of bids as per bidding document and on-going works to be completed during the period of completion of the Project/Works for which these bids are being invited.~~

Note: The statement showing the value of existing commitments and on-going works as well as the stipulated period of completion remaining for each of the works listed should be attached along with certificates duly signed by the Engineer-in Charge, not below the rank of an Executive Engineer or equivalent.

Even though the bidders meet the above qualifying criteria, they are subject to be disqualified if they have:

- Made misleading or false representation in the forms, statements and attachments submitted in proof of the qualification requirements; and/or
- Record for poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures etc.

Sd/-  
**E.E.Mech.(Ref)**