

BRIHANMUMBAI MUNICIPAL CORPORATION

Chief Engineer (M & E)

Tender Id- GEM/2026/B/8005416

E-TENDER NOTICE

Subject: Comprehensive servicing and maintenance contract for Variable Refrigerant Flow air conditioning units installed at various locations in BMC for the period of One year from the date of letter of acceptance.

The Brihanmumbai Municipal Corporation (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 in Electrical with the Brihanmumbai Municipal Corporation (BMC) with valid registration of Class AA in Mechanical & Electrical as per old registration rule 2015 & Class A in Mechanical & Electrical category as per new registration rules 2016 (excluding those who are blacklisted or against whom FIR has been filled) 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.

The Commissioner of Brihanmumbai Municipal Corporation invites the following online tender. The tender copy can be downloaded from BMC portal <https://portal.mcgm.gov.in> under tender section. However, the bid will be invited through Government e-Marketplace portal (<https://gem.gov.in>) only.

Bidders who wish to participate in this bidding process must register on the website <https://gem.gov.in>. Bidders, whose registration is valid, may please ignore this step. At the time enrollment, the information required for enrollment should be filled. After enrollment the bidder will get his user name and password to his Mail Id.

For registration, user manual, interested Bidders should follow the respective links provided in [Government e-Marketplace portal \(https://gem.gov.in/training/training_module\)](https://gem.gov.in/training/training_module)

All interested vendors, are required to be registered with BMC .Vendors not registered with BMC before can apply online by clicking the link ‘Vendor Registration’ under the ‘e-Procurement’ section of BMC Portal, Vendors already registered with BMC need to contact helpdesk to extend their vendor registration. The bid will be invited through GEM portal only (<https://GeM.gov.in>).

Sr. No	Description	Tender Fee (₹)	EMD (₹)	Publishing and Start Date of online Bid Downloading	End Date and Time of online Bid Submission
1.	Comprehensive servicing and maintenance contract for Variable Refrigerant Flow air conditioning units installed at various locations in BMC for the period of One year from the date of letter of acceptance	₹19,965/- +₹3593.70/- <u>(18% GST)</u> ₹23,559/-	₹1,51,100/-	Start date- 07.09.2026	End 28.09.2026 at 16:00 hrs dated And Technical packet will be opened on 29.09.2026 at 16.00 hrs

Payment of Tender Fee:-

Tender fee (as mentioned in the Header Data) should be paid via Demand Draft. Bidder shall note that Tender fee paid is not refundable. Bidder shall also upload receipt of tender fee in Technical packet. Bidder who fails to pay Tender fees will be treated as non responsive. Original DD shall be submitted between last due date of tender and before opening of the Technical packet/ Packet A in sealed packet at the Office of E.E. Mech.(Ref) , failing to which their offer will be treated as non-responsive.

Payment of E.M.D.(Earnest money deposit):-

EMD (as mentioned in the Header Data) should be paid via Demand draft only. Original DD shall be submitted between last due date of tender and before opening of the Technical packet/Package A in sealed packet at E.E. Mech.(Ref), failing to which their offer will be treated as non-responsive.

Demand Draft shall be addressed to 'Brihanmumbai Municipal Corporation'

However, original copies of the D.D. payment receipts for EMD & Tender fee should be uploaded in Technical packet as prescribed in Tender Document.

Authority (BMC) shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of concerning or relating to the tender or the bidding process, including any error or mistake therein or in any information or data given by the authority.

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

Tenders shall note that any corrigendum issued regarding this tender notice will be published on the BMC portal and GeM portal only. No corrigendum will be published in the local newspapers.

****Instructions to bidder-** All bidders must refer to the Buyers RFP / BMC's Tender Document attached with the bid. In case of any inconsistency/discrepancy between the GeM General terms and conditions and the terms mentioned in the Buyers RFP / BMC's Tender Document, the general terms, Special terms and all other provisions contained in the buyers RFP/ BMC's Tender Document shall prevail.**

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 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.

Sd/-

E. E. Mech (Ref)

HEADER DATA

Tender Document ID No	GEM/2026/B/8005416
Name of Organization	Brihanmumbai Municipal Corporation
Subject	Comprehensive servicing and maintenance contract for Variable Refrigerant Flow air conditioning units installed at various locations in BMC for the period of One year from the date of letter of acceptance.
Cost of Scrutiny fee of E-Tender	Rs. 19,965/- (+ 18.0% GST)
Cost of E-Tender (Estimated Cost)	Rs. 1,51,07,648.44 (including GST)
Bid Security Deposit/ EMD	Rs.1,51,100/-
Date of issue and sale of tender	07.09.2026 from 16:00 Hrs
Last date & time for submission of DD for Tender Fees & EMD	28.09.2026 upto 16:00 Hrs
Submission of Packet A & Packet B (Online)	28.09.2026 upto 16:00 Hrs
Pre-Bid Meeting	15.09.2026 at 15.00 Hrs. Office of Dy.Ch.Engg. (M&E), Municipal Workshop, R. S. Nimkar Marg, Byculla, Mumbai 400 008
Opening of Packet A	29.09.2026 on/ after 16:01 Hrs
Opening of Packet B	29.09.2026 on/ after 16:02 Hrs.
Address for communication	Office of the:-E.E.Mech(Ref), BMC Municipal Workshop, R.S.Nimkar Marg, 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)

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.30.22 lakhs put to tender.

OR

- b) Two similar completed works each of value not less than the value equal to Rs. 37.77 lakhs put to tender.

OR

- c) One similar completed work of value equal and or not less than the Rs. 60.44 lakhs 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 CSMC of VRF/ VRV AC units.

(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)~~

~~4 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~~

~~B) 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)