भारतीय रिज़र्व बैंक
संपदा विभाग, पटना

Date: August 25, 2026

Minutes of Pre-Bid Meeting - Supply, Installation, Testing, and Commissioning of 2x5TR (Minimum) Precision Air Conditioning System for IT Server Room, Office Building, Reserve Bank of India, Patna

The captioned tender was published on August 07, 2026 through RBI website (https://www.rbi.org.in). In this connection, a 'Pre-Bid Meeting' for the captioned tender was conducted as per schedule at **03:00 PM on August 17, 2026** at Estate Department, Reserve Bank of India, Patna. In this regard, Minutes of the Meeting is issued as below details.

The following staff members of RBI and intending bidders were present during the pre-bid meeting:

i) List of participants on behalf of RBI

Sl. No.	Name	Designation of RBI Official
1.	Shri Shiv Kumar Yadav	General Manager
2.	Shri Manoj Kumar	AGM, Tech-Civil
3.	Shri Shashank Shekhar	AGM
4.	Shri Sanjoy Kumar	Manager
5.	Shri Abhisekh Saha	AM
6.	Shri Anshuman Tripathi	AM, Tech-Electrical

ii) List of representatives of the intended company/firm to participate in the offline Pre- Bid meeting

Sl. No.	Name applicant	Name of the firm/company
1.	Shri Jhilam Nandy	M/s Energeniq

Technical Clarifications		
Sr. No.	**Queries of Firm**	**Bank's Remarks**
1.	System capacity description: The operative tender scope requires two PAC units of minimum 5 TR each, while the recurring page footer describes the work as 2 x 5/6 TR. Please confirm whether two units of minimum 5 TR each are acceptable or whether 6 TR units are required/preferred	The firm is requested to follow the specifications defined in Section-VI (Scope of Work, page no. 46, clause 1.1) of the tender.
2.	Air-discharge arrangement: Section VI permits a top-discharge/front-discharge indoor unit, whereas the general scope and BOQ specify top discharge. Please confirm the mandatory discharge arrangement and whether a front-discharge OEM model will be accepted.	Firm was conveyed that both top and front discharged is allowed.
3.	Server-room floor configuration: The site condition is described as 'Plain/Standard Floor (Raised Floor)', which is internally inconsistent. Please confirm whether the room has a raised floor and, if so, provide the clear raised-floor height and confirm whether it will serve as an air plenum.	The firm was conveyed to follow the specifications defined in Section-VI (Site Operating Conditions, page no. 46, clause 1.2) of the tender and Page No. 13, Clause-1.4.
4.	Room and rack layout: The specification refers to cold-aisle discharge and direct pickup from hot aisles, but no architectural or rack-layout drawing is provided. Please provide the server-room dimensions, rack layout and intended supply/return-air path.	The firm was conveyed to follow the specifications defined in Section-VI (Site Operating Conditions, page no. 46, clause 1.2) of the tender and Page No. 13, Clause-1.4.
5.	Refrigerant piping quantity: The BOQ provides 60 metres of refrigerant copper piping. Please confirm whether this is the combined total for both PAC units and clarify how variation above or below this quantity will be measured and paid.	The firm was conveyed that it is for both the PAC Units (60 Meters).
6.	Dehumidification method: A specific split-suction dehumidification cycle is prescribed. Please confirm whether an OEM-standard dehumidification/reheat arrangement that achieves the specified temperature and RH conditions will be accepted as technically equivalent.	The firm was conveyed to quote the OEM standard Model.
7.	Evaporator-coil and airflow configuration: The specification permits A-shaped, V-shaped or flat coils for different airflow configurations, while the required unit is described elsewhere as top/front discharge. Please confirm the acceptable coil and airflow configuration for the proposed installation.	Firm has to quote OEM standard model as mentioned in tender terms and conditions. (Page No. 48, clause 11).

8.	Humidifier technology and utilities: The humidifier may be infrared or steam-electrode type, but several construction requirements appear technology-specific. Please confirm that either OEM-standard type is acceptable if it maintains 45-55% RH, and provide the available water quality, pressure and connection details.	Firm has to quote OEM standard model as mentioned in tender terms and conditions. (Page No. 47).
9.	Outdoor design condition: The remote condenser must operate from -5 C to 45 C. Please confirm the outdoor design temperature to be used for equipment selection and whether full rated cooling capacity is required at 45 C ambient.	The firm was advised to follow Page No 48, Clause 13/14.
10.	Controller display requirement: The controller specification requires at least one unit in the LAN to have a 'Cold Fire large display'. Please explain the functional requirement and confirm whether an equivalent OEM-standard large HMI/display will be accepted.	All features as per tender specifications is minimum requirement. Further, bidder may quote the higher version of the controller/ equivalent as per OEM specification display. Firm was conveyed to follow the page no 46 to 50 of tender document.
11.	Rack-inlet sensors: Multiple temperature sensors are required at rack inlets, but their quantity and locations are not stated. Please specify the number and placement of temperature/humidity sensors per PAC and confirm whether they are included in the PAC-unit price.	Firm has to quote OEM standard model as mentioned in tender terms and conditions. The firm is requested to follow the specifications defined in Section-VI (other requirements, page No.48-49, clause 15) of the tender and should visit the site before quoting the price.
12.	Insulation thickness and cladding: Internal drain/refrigerant piping is specified with minimum 9 mm closed-cell elastomeric insulation, while the BOQ specifies minimum 19 mm Class A nitrile insulation with '0.5 aluminium cladding'. Please define where each thickness applies and confirm that the cladding thickness is 0.5 mm.	The firm was conveyed to follow the specifications defined in the BOQ (Page 57-60, Item No. 6) of the tender.
13.	Power-cable quantity: The BOQ allows only 15 metres of power cable for the complete installation. Please identify the source DB location, confirm whether 15 metres is the total for both systems and state how additional measured cable will be paid.	The firm was conveyed to follow the specifications defined in the BOQ (Page 57-60, Item No. 8) of the tender. (Other requirements, page No. 69, clause 13) of the tender.
14.	GI cable-tray construction: The cable tray is described as both perforated and closed type, and its dimensions/thickness are not stated. Please confirm tray width, depth, sheet	The firm shall provide the perforated hot dipped closed type GI Cable tray of suitable size as per CPWD standard & as per OEM & shall serve for entire life cycle of the

	thickness, cover requirement and galvanization specification.	machine, on wall having Galvanization in convenient sections, joined with connectors, tees, bends, including GI bolts and nuts, etc. as required.
15.	Electrical supply and earthing: Please provide the available supply voltage, frequency, number of phases, source-DB details, spare feeder capacity, fault level, required breaker ratings and earthing arrangement for the indoor and outdoor units.	Earthing is in the scope of Bank and other details of the electrical supply may be verified at the site by the bidder.
16.	Applicable standards and certifications: Compliance is stated broadly as IS/IEC, ISO 9001 manufacturer and CE certification where applicable. Please identify the mandatory product standards, certificates and documentary evidence that will be used for technical evaluation.	The firm shall comply all the standards as mentioned in tender and also produce certificates along with the part I of the tender.
17.	FAT and Site Acceptance Test: A site acceptance test and factory test documentation are required, but the procedures and acceptance criteria are not defined. Please provide the FAT/SAT protocol, test duration, loading method, instruments, permissible tolerances and performance-acceptance criteria.	Factory test by the banks engineer is not required. However, the vendor or OEM shall do their internal quality test and should fulfil banks specification and necessary documents hall be provided before delivery of the material a site. Further the material shall be checked after delivery at site as per tender terms and condition, and if found unfit shall be returned back by the vendor / bidder.
18.	RBI witnessing of factory inspection: The first-stage payment requires a factory inspection report signed by RBI's Engineer. Please confirm whether RBI will witness the FAT, the required advance notice, inspection location and responsibility for RBI officials' travel and accommodation costs.	As per above, Clause 17.

B. Commercial and Contractual Clarifications

Sr. No.	Queries of Firm	Bank's Remarks
1.	Commencement and completion dates: The completion clause starts the 45-day period from the 14th day after the work order, while the Articles of Agreement also refer to commencement from the 10th day or site handover, whichever is later. Please confirm the single governing commencement date and exact contractual completion deadline.	The work will be completed within 45 days from the 14th day of issue of work order. Firm was conveyed to follow the Page No. 21 of sl no. 19.1, page No. 45 under section V-Appendix of sl no. 4 and page No. 73 of sl no. 23.1 of tender document.

2.	Design responsibility: The tender title alternates between 'Supply, Installation, Testing and Commissioning' and 'Design, Supply, Installation, Testing and Commissioning'. Please confirm whether detailed system design and heat-load calculations form part of the contractor's scope	It was conveyed to the firm that detailed system design and heat-load calculations will be carried out as per OEM. Please refer Page No. 47 of sl no.3.4 under Section VI of Technical Specifications and Scope of Work of tender document.
3.	Evidence of five-year experience: Eligibility requires minimum five years' experience and refers to works carried out before 30 July 2021. Please confirm whether one qualifying work completed before that date is sufficient and whether an authorized dealer may rely on the OEM's experience.	On behalf of dealer or OEM experience will not be considered; only experience under the participating firm's name is valid. Firm was conveyed to refer page No. 11 under section II of sl no. 1.2 of tender document.
4.	Acceptable financial-year set: The tender asks for FY 2023-24, 2024-25 and 2025-26 audited financials, but permits FY 2022-23 if FY 2025-26 turnover information is unavailable. Please confirm the exact three financial years and documents acceptable in that situation.	Firm was conveyed to refer Page No. 12 under section II of sl no. 1.3 (C) of tender document.
5.	Location of service centre: One clause permits a service centre in Patna or an adjacent city/metro, whereas other clauses require a Patna service setup. Please confirm whether a centre outside Patna is acceptable and identify the permitted adjacent cities	Firm was conveyed that the location of service set up will be at Patna or an adjacent city/metro (as per section II of Para 1.2 of tender document.
6.	Correct annexure references: Eligibility clauses refer to the client list and client certificate using annexure numbers that do not match the actual forms. Please confirm that the List of Clients is Annexure X and the Client Performance Certificate is Annexure XI, and issue the governing annexure mapping.	Firm was conveyed to submit both the annexures as mentioned in Tender Document page Nos. 88 & 89.
7.	Permitted EMD modes: Section II permits NEFT, Demand Draft or Bank Guarantee, while the tender schedule primarily gives remittance details. Please confirm that all three modes are acceptable for the EMD of Rs.53,400	Firm can submit EMD of Rs. 53,400 in any one mode i.e., NEFT/ Demand Draft/ Bank Guarantee to Bank. Firm was conveyed to refer Page No. 16 of Sl no. 12.1 of tender document.
8.	EMD Bank Guarantee validity: Annexure IV leaves the EMD BG validity and claim period blank. Please specify the required validity date/period and claim-expiry period.	Validity of EMD and BG will be till completion of the work plus three (3) months in case of extension of contract period and both will be return after submission of new PBG to Bank. Firm was conveyed to refer Page No. 17 of Sl no. 12.10 (i) of tender document.
9.	Total Cost of Ownership formula: Section II and the BOQ use (A-C) + (F x B), including the buy-back deduction, whereas the Articles of	Firm was conveyed to refer Page No. 18 of sl no.15.0 and Page No. 60 of BOQ of a tender document.

	Agreement use A + (F x B), omitting C. Please confirm the governing evaluation formula and issue a corrected clause/BOQ if required.	
10.	Definition of CAMC value B: The evaluation formula describes B as the CAMC value, while the BOQ requests an annual rate per PAC unit. Please confirm whether B represents the annual CAMC for one PAC or the combined annual CAMC for both units.	Firm was conveyed to refer Page No. 60 of BOQ sl no. 12 of tender document.
11.	CAMC duration: The tender generally requires nine years of CAMC after one year of DLP. One renewal clause refers to the first CAMC year plus eight further years, while a repeated clause refers to nine further years. Please confirm that the commitment is exactly one-year DLP plus nine-year CAMC, totaling ten years.	Firm was conveyed to refer Page No. 22 & 23 of sl no. 21.2 of tender document.
12.	Preventive-maintenance frequency: The maintenance scope refers to monthly health checks in one place and quarterly periodic maintenance in another. Please confirm the minimum preventive-maintenance frequency during the DLP and CAMC periods.	Periodical servicing /Health checkup of the system will be conducted monthly. Firm was conveyed to refer Page No. 22 & 23 of sl no. 21.2 of tender document
13.	Minimum CAMC base rate: The minimum CAMC base rate is stated as 5% of total capital cost. Please confirm whether this means 5% per annum for the combined two-unit system and whether the base is before or after buy-back and inclusive or exclusive of GST.	The minimum base rate for the Comprehensive AMC is 5% (five percent) of the total capital cost 'A', as specified on pages 60-61 of the tender.
14.	Evaluation escalation versus actual renewal: Evaluation assumes 5% annual escalation, while actual CAMC renewal uses a WPI/CPI formula. Please confirm that 5% is only an evaluation assumption and that actual yearly payments will be revised solely through the index formula.	CAMC renewal charges shall be calculated in accordance with the formula specified on pages 75–76 of the tender document.
15.	Applicable WPI series: Repeated CAMC clauses describe the WPI component differently as electrical products and metal products. Please confirm the exact WPI series, base year, official publication source and rounding method.	Firm was conveyed to refer Page No. 23 and Page No. 75 under column Renewal of Comprehensive Annual Maintenance Contract rates:
16.	Execution Security BG calculation base: The execution Security/Performance BG is 5% of 'contract value', but it is unclear whether this means capital cost, total quoted value or evaluated TCO including CAMC. Please define the calculation base.	The Execution Security/ Performance Bank Guarantee (BG) shall be 5% of the 'Contract Value' (Capital Cost 'A') specified in the BOQ. Firm was conveyed to refer Page No. 17 of Sl no. 12.10 (i) of tender document.
17.	DLP/CAMC BG calculation and periods: The DLP/CAMC BG is 10% of capital cost for the	The Execution Security/ Performance Bank Guarantee (BG)

	initial five years and 5% for the next five years. Please confirm whether capital cost is before/after buy-back and inclusive/exclusive of GST, and how the two five-year periods align with one-year DLP plus nine-year CAMC.	shall be 5% of the 'Contract Value' (Capital Cost 'A') specified in the BOQ. Firm was conveyed to refer Page No. 18 of Sl no. 12.10 (ii) of tender document.
18.	First-stage payment base: The first-stage payment is 60% of the accepted amount after delivery of all materials. Please define 'accepted amount' and confirm which BOQ items are eligible for this payment.	Firm was conveyed to refer Page No. 24 of Sl no. 22.0 terms of payment of tender document.
19.	Second-stage payment milestone: The second-stage payment is 25% against erection, testing and commissioning. Please identify the required milestone certificate and confirm whether successful SAT is mandatory before release.	Firm was conveyed to refer Page No. 24 of Sl no. 22.0 terms of payment of tender document.
20.	Final-payment deliverables: The final 15% depends on the DLP/CAMC BG and closure of RBI's technical observations. Please list all required documents and certificates, including handover/Virtual Completion Certificate, SAT record and as-built drawings.	Firm was conveyed to refer Page No. 24 of Sl no. 22.0 under final stage payment of tender document.
21	Omitted and additional items: The contract is based on actual measured quantities, but another clause requires all items necessary for completion even when omitted from the BOQ. Please confirm whether such omitted items will be paid as authorized extras or are deemed included in quoted rates.	All additional items required as per OEM guidelines for the installation work shall be deemed included in the quoted rates. Firm was conveyed to refer Page No. 25 of Sl no. 30 and page No. 34 of sl no. 23.0, 24.0 and page no. 35 of sl no. 26.0 of tender document.
22.	Statutory inspection fees: One provision requires the contractor to bear inspection/permit costs without extra charge, but the same clause states that inspection fees will be reimbursed against original receipts. Please identify the statutory fees that are reimbursable.	Firm was conveyed to refer page no. 73 of sl no. 22.4 of tender document.
23.	Partial award and TCO evaluation: RBI reserve the right to accept the tender wholly or partly, although evaluation combines the system capital cost, CAMC and buy-back value. Please explain how evaluation and quoted rates will apply if only part of the tender is awarded.	Firm was conveyed to refer Page No. 18 of sl no. 15.0 of tender document.
24.	Buy-back commercial treatment: The buy-back amount is deducted in the TCO calculation, but invoicing and tax treatment are not defined. Please confirm the transfer date, dismantling/removal responsibility, whether buy-back is deducted from the capital invoice and the applicable GST/TDS treatment.	Firm was conveyed to refer Page No. 60 of BOQ sl no. 13 of a tender document.

25.	Liquidated-damages base: Liquidated damages are 0.25% of contract value per week, subject to 10%, but the applicable value base is unclear. Please confirm whether LD applies to the delayed portion, capital cost, full contract value or TCO including CAMC.	Firm was conveyed to refer Page No. 45 of sl no. 5 under section V-Appendix Hereinbefore Referred To of tender document.
26.	CAMC breakdown penalty: The service penalty applies when the 'entire PAC system' remains under breakdown for more than one day. Please clarify whether this means failure of one unit, failure of both units or complete loss of server-room cooling, and specify any overall penalty cap.	Firm was conveyed to refer Page No. 23 of sl no. 21.2 (B) of tender document.
27.	DLP commencement event: The warranty/DLP commencement is variously linked to commissioning, completion certificate and handing over. Please confirm the precise event and document from which the 12-month DLP will begin.	Firm was conveyed to refer Page No. 45 of sl no. 1 under section V-Appendix Here in before Referred To of tender document.
28.	Treatment of changes in GST: Quoted rates are firm and inclusive of GST, but the treatment of a statutory GST-rate change during execution or the long CAMC period is not stated. Please confirm whether such changes will be reimbursed or recovered separately against documentary evidence.	Firm was conveyed to refer Page No. 57 to Page No. 61 of BOQ of the tender document.

The Bank will not be bound to entertain any further query/clarification from any vendor/contractor in future.

Regional Director
Reserve Bank of India
Patna