



भारतीय रिज़र्व बैंक

Reserve Bank of India

परिसर विभाग Premises Department

Name of Work: Interior Renovation Interior Renovation of 20th floor in Central Office Building Including Conference Room (Civil, MEP, HVAC, Electrical and Allied Works) at Reserve Bank of India (RBI), Mumbai

A Pre-bid meeting was conducted at 11.00 am on October 16, 2026 with respect to the captioned tender no. e-NIT no: [2026_RBI_293558_1](#). List of participants is indicated in [Annex](#).

2. Following a brief introduction to the project, the DGM (AMM), PDCO, underscored the importance of **completing the work with quality & within the stipulated timeframe**. Safety is of paramount importance so no work shall be commenced or undertaken at any point without the presence of the contractor's authorised representative.

3. The following clarifications were provided to all bidders during the course of the meeting:

(i) Given that the floor is just above the VIP floors, it was emphasised that major noise-related work is to be executed after office hours or on weekends, as also specified in the tender, and in strict compliance with the applicable labour laws.

(ii) The contractor shall submit the work schedule and the procurement plan within seven (7) days of the issue of the work order.

(iii) The contractor shall ensure thorough cleaning of the work area at the close of each working day, so as to facilitate the smooth and uninterrupted functioning of the office. Permission for the dumping of debris is to be obtained by the contractor from the local authority.

(iv) The list of workers is to be shared well in advance for night shifts or weekend work, so that the prescribed security norms can be adhered to.

(v) The list of makes is given in order of preference. Any deviation therefrom is to be submitted with justification for approval.

(vi) Firms are advised to physically verify at site all the dimensions indicated in the drawings before submitting their bids.

(vii) Wherever feasible, firms are encouraged to bring prefabricated or finished products directly to the site. This approach will facilitate faster execution, minimise the generation of debris and noise, and reduce inconvenience to office occupants and visitors.

(viii) A mock-up of the workstation is to be done for approval.

(ix) The price bid shall be submitted exclusively through the CPPP portal. No other mode of quoting shall be entertained.

(x) Firms are required to quote amounts in the three categories A, B and C, as explained. The percentage (above/below) derived from the amount quoted by the bidder against each category will be uniformly applied to each item in that category.

(xi) With respect to CPPP, it was reiterated that ensuring the availability and compatibility of the requisite hardware, software and digital signature certificates, and resolving any related technical issues, is the responsibility of the respective bidders. They are expected to take the necessary steps well in advance to ensure smooth submission of their bids within the stipulated timeline.

4. The clarifications to the queries raised by the firms are as under:

Sl. No.	BOQ Item no. / Reference	Query from bidder	Query Response
1	NIT page No 16	As per the technical qualification criteria, a total of 60 marks or above is considered qualified. However, under the Technical evaluation head, it is noted that since this is a limited tender for already empanelled agencies, the evaluation will be conducted out of 80 marks. We request clarification of the following points:	As explained in Prebid: • This is a limited tender for empanelled bidders • Marks out of 80 were already awarded and informed to all bidders vide email dated March 04, 2025 • For the remaining 20 marks, the bidders shall make a technical presentation on the captioned work (Parameter given on Page no 16)

		- What specific parameters will be considered for the evaluation under the 80 marks criteria. - Can the detailed breakdown of these evaluation parameters be shared with the empanelled agencies.	
2	NIT page No 42	Pls clarify the reference of Rs. 200.00 Lakhs - What relevance does this figure has for the tender, Will there be a minimum value for raising the bills for interim payments.	No payment shall be made for work, cost Rs. 200.00 lakh or less till after the whole of the work shall have been completed and certificate of completion given.
3	General	Regarding the tender conditions, please clarify whether the floor plate will be accessible and handed over in one go or in stages.	Majorly whole floor plate will be accessible in one go
4	General	Please clarify the following site logistics details regarding material handling and staging: - Vehicle Accessibility & Staging: Will the designated stacking area at lower/ground level be directly accessible by vehicles. - Service Lift Availability: Is a service lift provided, and will there be a specific timeframe/sche	• Material movement allowed only after office hours. Material can be stacked overnight only in designated area with prior approval only. • Service Lift will be available for material movement post office hours. • Material Movement & Stacking on ground floor will be restricted to night hours only

		dule for its availability - Material Movement & Stacking: Will material shifting via the service lift and stacking at the working floor be permitted during daytime hours, or is it restricted strictly to night hours	
5	5.1	Kindly confirm Average length of per point needed to be considered.	Vendor needs to consider average length basis on given tender drawings and site visit
6	6.1	Kindly confirm Average length of per point need to considered	Vendor needs to consider average length basis on given tender drawings and site visit
7	8.1	Kindly confirm whether Refixing of fire alarm devices need to consider in this item, because there is additional item also capture in ELV Boq from Sr. no. 8.4 to 8.12 for refixing of existing devices	Yes, refixing & commissioning to be considered here
8	4.1.6	Kindly clarify Basic rate	Basic rate of tile to be considered as tile landed cost at the site including transportation, handling, lead etc, excluding applicable GST Please note tile is leather finished
9	4.3, 4.4	Kindly clarify the applicable basic rate of ceramic tile, as the rates mentioned in Sqm and Sqft are not mathematically consistent.	Typo error__70 per sqft, 753 per sqmt
10	9.1	Kindly confirm the make list of Modular furniture	Customised L-shaped workstation as per the approved design, drawings, and BOQ specifications, including all required materials, hardware, fabrication, finishing, and installation at site.
11	12.1	Kindly clarify the provisional amount, Whether it is for Supply and	Supply+installation

		Installation or Supply only	
12	5.14	Please clarify the configuration of Partition, as what is the material & size of framing, cladding, etc.	• Partition thickness : 144.0mm • Max Reachable height : 5800mm • Fire Rating : 120mins • Acoustic(Rw) : 55*dB • Floor/Ceiling Channel : GypSerra® 94x32x32x0.5mm • Stud Type : GypSerra® Acou-Stud • Stud Size : 92x41x44x0.5mm • Noggin Channel : GypSerra® 92x40x40x0.5mm • Insulation : 50mm SG Twigalinsul of 20kg • Stud Spacing : 610mm • Gyproc®Drywall Screw : #3.5x25,35 • Gyproc®Metal Screw : #4.2x13mm • Anchor Fastener : Gyproc®Rawl Plug #8x45mm • Sealant : Fire & Acoustic Sealant

	5.15	Please clarify the configuration of Partition, as what is the material & size of framing, cladding, etc.	<table border="1"> <tbody> <tr> <td>• Partition thickness</td><td>: 98.0mm</td> <td>• Noggin Channel</td><td>: GypSerra® 70x40x40x0.5mm</td> </tr> <tr> <td>• Max Reachable height</td><td>: 3600mm</td> <td>• Insulation</td><td>: 50mm 5G Twigsul of 20kg/m3</td> </tr> <tr> <td>• Fire Rating</td><td>: 60mins</td> <td>• Stud Specing</td><td>: 610mm</td> </tr> <tr> <td>• Acoustic(Rw)</td><td>: 46dB</td> <td>• Gyproc® Drywall Screw</td><td>: ø3.5x25</td> </tr> <tr> <td>• Floor/Ceiling Channel</td><td>: GypSerra® 72x32x32x0.5mm</td> <td>• Gyproc® Metal Screw</td><td>: ø4.2x13mm</td> </tr> <tr> <td>• Stud Type</td><td>: GypSerra® C-Stud</td> <td>• Anchor Fastener</td><td>: Gyproc® Rawl Plug ø8x45mm</td> </tr> <tr> <td>• Stud Size</td><td>: 70x34x36x0.5mm</td> <td>• Sealant</td><td>: Fire & Acoustic Sealant</td> </tr> </tbody> </table>	• Partition thickness	: 98.0mm	• Noggin Channel	: GypSerra® 70x40x40x0.5mm	• Max Reachable height	: 3600mm	• Insulation	: 50mm 5G Twigsul of 20kg/m3	• Fire Rating	: 60mins	• Stud Specing	: 610mm	• Acoustic(Rw)	: 46dB	• Gyproc® Drywall Screw	: ø3.5x25	• Floor/Ceiling Channel	: GypSerra® 72x32x32x0.5mm	• Gyproc® Metal Screw	: ø4.2x13mm	• Stud Type	: GypSerra® C-Stud	• Anchor Fastener	: Gyproc® Rawl Plug ø8x45mm	• Stud Size	: 70x34x36x0.5mm	• Sealant	: Fire & Acoustic Sealant
• Partition thickness	: 98.0mm	• Noggin Channel	: GypSerra® 70x40x40x0.5mm																												
• Max Reachable height	: 3600mm	• Insulation	: 50mm 5G Twigsul of 20kg/m3																												
• Fire Rating	: 60mins	• Stud Specing	: 610mm																												
• Acoustic(Rw)	: 46dB	• Gyproc® Drywall Screw	: ø3.5x25																												
• Floor/Ceiling Channel	: GypSerra® 72x32x32x0.5mm	• Gyproc® Metal Screw	: ø4.2x13mm																												
• Stud Type	: GypSerra® C-Stud	• Anchor Fastener	: Gyproc® Rawl Plug ø8x45mm																												
• Stud Size	: 70x34x36x0.5mm	• Sealant	: Fire & Acoustic Sealant																												
	5.16 & 5.17	Please provide make of Modular Partition, as the make provided in make list, Ozone, ingersole, Assaabloy are hardware makes.	The makes specified in list of approved makes for the modular partition system are Ozone, Ingersoll, and ASSA ABLOY. These makes are considered for the complete(Supply +installation) modular partition system, including the associated hardware.																												
	5.18 & 5.23	Please provide make of Modular Partition, as the make provided in make list, Ozone, ingersole, Assaabloy are hardware makes.	This is a customised glazed partition as per the specifications provided in the BOQ. The approved rattan-finish decorative glass shall be selected from the approved make list (Item No. 47), which includes Adaro, Saint-Gobain, Asahi, and Modi etc.																												
	6.2	Please provide make of MLV sheet or provide basic rate.	list of approved make item no. 41__ Adaro,Saint Gobain,Asahi,Modi																												
	8.2 & 8.3	Please provide make of Acoustic doors	1.Signature 2.Sukriti																												
13	8.4	Please provide make of Acoustic doors	Please note that this is the panelling item over the acoustic door provided by specified vendor																												

14	8.5,8.6,8.7,8.8	Please provide make of Metal doors	1.Signature 2.Navair
15	9.10	Please explain the term per person in Unit.	Per Person means , no of person or seating of 1 person
16		Please provide make of glazed partition	This is a customised glazed partition as per the specifications provided in the BOQ. The approved glass shall be selected from the approved make list (Item No. 47), which includes Adaro, Saint-Gobain, Asahi, and Modi.
17		Labour Cess Will Be In Client Scope, Please Confirm	All tendered rates shall be inclusive of all taxes and levies payable under respective statutes
18		Project Duration ?	5 Months to be reckoned from the 7th day of issue of work order
19		Any Critical Area Completion Date	NA
20		Kindly Confirm, If There Is Any Restriction For Working Times At Site For Any Kind Of Construction Activities.	Work to be executed preferably after office hours
21		Please Confirm Whether The Power Source Will Be Available On Floor For Construction Usage? Also Please Confirm Whether Its Chargeable Or Will Be Provided In Free Of Cost?	Power Source will be available on floor and it will not be chargeable
22		Please Confirm The Availblity Of Labour Toilet	3 rd floor
23		Please Confirm Storage Avaiaable On Site For Materials	Material Movement & Stacking on ground floor will be restricted to night hours only
24		Kindly Confirm, Service Lift Available? Also Please Confirm Will	Service Lift will be available for material movement post office hours.

		There Be Any Restriction For Material / Logistics Movement?	
25		Please Confirm The Profit Margin On Extra Item	As defined in clause 12.2 A (Page no 52)
26		Please confirm can we consider any other makes	Make list is provided

MEP Queries						
SL. NO.	BOQ . No.	ITEM DESCRIPTION	Unit	Qty	QUERIES	Reply
	Electrical & ELV					
1	4	SITC OF LIGHTING FIXTURES & FITTINGS				
		Supply Installation, fixing, testing and commissioning of the following LED light fittings / strip etc. along with required accessories to be connected with suitable size copper FRLS PVC ISI marked multistrand insulated wire of 2 or 3 core wire as per site requirement including required hard ware, connector etc. complete in all respects.				Refer RCP Layout for the Model no.
	4.1	Antiglare Diffused Downlight HOUSING: Aluminium Die Casting REFLECTOR: Aluminium Anodized BEAM ANGLE: 90 ° , BODY COLOR: Bk+Bk / Bk+Wh (Black+Black / Black+White) MOUNTING: Recessed POWER: 20W, LIGHT SOURCE: Cree Driver- Osram / bag/ fullham COLOR TEMP: 3000K / 4000K , LUMENS OUTPUT: 100-110lm/w IP RATING: IP20, POWER FACTOR: >0.90 INPUT VOLTAGE: 220-240 VAC / 50-60 Hz Area Ref: AX1, DEEP RECESSED DOWNLIGHT, On-off Control	Nos	3.00	Kindly share the Make and Model No. with reference image for Light Fixture OR	3975 per no
	4.2	Antiglare Diffused Downlight HOUSING: Aluminium Die Casting REFLECTOR: Aluminium Anodized BEAM ANGLE: 90 ° , BODY COLOR: Bk+Bk / Bk+Wh MOUNTING: Recessed POWER: 20W, LIGHT SOURCE: Cree Driver- Osram / bag/ fullham COLOR TEMP: 3000K / 4000K , LUMENS OUTPUT: 100-110lm/w IP RATING: IP20, POWER FACTOR: >0.90 INPUT VOLTAGE: 220-240 VAC / 50-60 Hz Area Ref: A, DEEP RECESSED DOWNLIGHT, On- off Control	Nos	154.00	Kindly share the Basic Rates for Light Fixtures	3975 per no
	4.3	Antiglare Diffused Downlight HOUSING: Aluminium Die Casting REFLECTOR: Aluminium Anodized BEAM ANGLE: 90 ° , BODY COLOR: Bk+Bk / Bk+Wh MOUNTING: Recessed POWER: 20W, LIGHT SOURCE: Cree Driver- Osram / bag/ fullham COLOR TEMP: 3000K / 4000K , LUMENS OUTPUT: 100-110lm/w IP RATING: IP20, POWER FACTOR: >0.90 INPUT VOLTAGE: 220-240 VAC / 50-60 Hz Area Ref: D, DEEP RECESSED DOWNLIGHT, On- off Control	Nos	25.00		3975 per no
	4.4	Rectangular Deep Recesse Downlight HOUSING: Aluminium Die Casting REFLECTOR: Aluminium Anodized + Diffuser BEAM ANGLE: Diffused BODY COLOR: Wh+Bk MOUNTING: Recessed POWER: 14W	Nos	21.00		4275 per no

		LIGHT SOURCE: Osram Driver- Osram /fullham COLOR TEMP: 3000K/ 4000K LUMENS OUTPUT: 80-90 lm/w IP RATING: IP20 POWER FACTOR: >0.90 INPUT VOLTAGE: 100-240 VAC / 50~60 Hz Area Ref: B, DEEP RECESSED DOWNLIGHT, On- off Control				
	4.5	Antiglare Diffused Downlight HOUSING: Aluminium Die Casting REFLECTOR: Aluminium Anodized BEAM ANGLE: 90 ° , BODY COLOR: Bk+Bk, Bk+Wh MOUNTING: Recessed POWER: 20W, LIGHT SOURCE: Cree Driver- Osram / bag/ fullham COLOR TEMP: 3000K / 4000K , LUMENS OUTPUT: 100-110lm/w IP RATING: IP20, POWER FACTOR: >0.90 INPUT VOLTAGE: 220-240 VAC / 50~60 Hz Area Ref: BX, DEEP RECESSED DOWNLIGHT, On- off Control	Nos	2.00		3975 per no
	4.6	Deep Recessed Diffused Downlight HOUSING: Aluminium Die Casting REFLECTOR: Diffuser BEAM ANGLE: 110° BODY COLOR: White MOUNTING: Recessed POWER: 18W LIGHT SOURCE: Osram Driver- Osram / bag/ fullham COLOR TEMP: 3000K/4000K/6000K LUMENS OUTPUT: 100- 105lm/w IP RATING: IP20 POWER FACTOR: >0.90 INPUT VOLTAGE: 100-240 VAC / 50~60 Hz Area Ref: C, DEEP RECESSED DOWNLIGHT, On- off Control	Nos	73.00		1850 per no
	4.7	Magnetic Track Diffused light 20MM MAGNETIC MODULE HOUSING: Aluminium Die Casting REFLECTOR: Diffuser BEAM ANGLE: 120° BODY COLOR: Black POWER: 20W LIGHT SOURCE: Osram Driver- Osram /fullham COLOR TEMP: 3000K/4000K / CCT LUMENS OUTPUT: 80-85lm/w IP RATING: IP20 POWER FACTOR: >0.95 INPUT VOLTAGE: 48V DC Area Ref: TR, DOWNLIGHT (Track Mounted), On-off Control	Nos	12.00		4850 per no
	4.8	Magnetic spot light 20MM MAGNETIC TRACK HOUSING: Aluminium Die Casting REFLECTOR: Aluminium Anodized BEAM ANGLE: 24° BODY COLOR: Black POWER: 12W LIGHT SOURCE: Cree Driver- Osram /fullham COLOR TEMP: 3000K/4000K LUMENS OUTPUT: 80-85lm/w IP RATING: IP20 POWER FACTOR: >0.95 INPUT VOLTAGE: 48V DC Area Ref: FL, FOCUS LIGHT IN MAGNETIC TRACK, On-off Control	Nos	6.00		4575 per no
	4.9	Suspended Diffused Linear HOUSING: Aluminium Die Casting BEAM ANGLE: 120° BODY COLOR: Customised finish MOUNTING: Suspended POWER: 40W LIGHT SOURCE: Osram Driver- Osram /fullham COLOR TEMP: 3000K/4000K/6000K LUMENS OUTPUT: 90-100lm/w IP RATING: IP20 POWER FACTOR: >0.90 L1220XW62XH92mm INPUT VOLTAGE: 100-240 VAC / 50~60 Hz Area Ref: G1, SUSPENDED TASK LIGHT, On-off Control	Nos	3.00		9600 per no
	4.10'	Suspended Diffused Linear HOUSING: Aluminium Die Casting BEAM ANGLE: 120° BODY COLOR: Customised finish MOUNTING: Suspended POWER: 40W LIGHT SOURCE: Osram Driver- Osram /fullham COLOR TEMP: 4000K LUMENS OUTPUT: 90-100lm/w IP RATING: IP20 POWER FACTOR: >0.90 L- 4ft INPUT VOLTAGE: 100-240 VAC / 50~60 Hz Area Ref: SL, SUSPENDED TASK LIGHT, On-off Control	Nos	4.00		7000 per no
	4.11	Suspended Diffused Linear HOUSING: Aluminium Die Casting BEAM ANGLE: 120° BODY COLOR: Customised finish MOUNTING: Suspended POWER: 40W LIGHT SOURCE: Osram Driver- Osram /fullham COLOR TEMP: 3000K/4000K/ 6000K LUMENS OUTPUT: 90-100lm/w IP RATING: IP20 POWER FACTOR: >0.90 L- 8ft INPUT VOLTAGE: 100-240 VAC / 50~60 Hz Area Ref: SL, SUSPENDED TASK LIGHT, On-off Control	Nos	14.00		14000 per no

	4.12	Recess Round Wallwasher HOUSING: Aluminium Die Casting BEAM ANGLE: Asymmetric BODY COLOR: Wh+Bk MOUNTING: Recessed POWER: 12W LIGHT SOURCE: Osram Driver-Driver- Osram / bag/ fullham COLOR TEMP: 3000K/4000K LUMENS OUTPUT: 80-90 lm/w IP RATING: IP20 POWER FACTOR: >0.90 INPUT VOLTAGE: 100-240 VAC / 50~60 Hz Area Ref: WW, WALL WASHER, On-off Control	Nos	3.00		5175 pe no
	4.13	20MM ALUMINIUM MAGNETIC PROFILE HOUSING: Aluminium BODY COLOR: Black MOUNTING: Recessed with required accessories DIMENSION: Ø1000X65X47(H)MM DIMENSION: Ø2000X65X47(H)MM DIMENSION: Ø3000X65X47(H)MM Area Ref: TR, MAGNETIC TRACK	Mtrs	21.00		3600 per RMT
	4.14	Surface profile with LED Strip and Driver 12w per mtr IP 20, 3000K/4000K/6000K Area Ref: CL, INDIRECT STRIP LIGHT, ALUMINUM PROFILE WITH OSRAM LIGHT SOURCE, On-off Control	Mtrs	50.00		750 per RMT
	4.15	Driver suitable for above Surface profile with LED strip	Nos	10.00		1750 per no
2	Common	Electrical System			CEIG Approval in whose Scope?	Not required
	5	PASSIVE NETWORKING				
		LAN NETWORK I/O POINTS				
3	5.1	Supply, Laying, installation, testing & Commissioning of CAT 6 cable ISI marked to respective I/O point (partly in concealed manner / surface/ on wall) in already laid containments, terminated in I/O point with RJ45 Jack with modular plate type outlet of approved make mounted on suitable size heavy duty PVC plate with concealed PVC back box (switch board of same make) all required hardware materials labor involve, civil work required for concealing the pipes etc. as per site requirement, complete in all respect. Vendor to follow containment layout while quoting this item.	each	195.00	Kindly share the detailed BOQ with Actual Qty for Netwotking BOQ	Vendor needs to consider avergae length basis on given tender drawings
	8	FIRE ALARM SYSTEM				
		Note - Existing Make to be followed to integrate the same with the existing system				
4	8.1	Carefully removing the existing Fire alarm devices such as hooter, Response indicator, Manual call point, direction arrow with sounder, sensor etc. and retaining the same at some location during dismantling of the ceiling with temporary arrangement by hanging with GI wire/ box etc. Rate shall also include refixing of fire alarm devices as per old location, as directed by Bank's fire Officer/Engineer.	Lumpsum	1.00	Kindly share the Actual QTY for removing the existing Fire alarm devices OR Kindly provide the existing layout indicating the quantities of materials to be removed.	Kindy do site visit

5	Common	Fire Alarm (FA) and Public Address (PA)			Please provide the Existing Make / Approved Make list for CCTV, FA, and PA system cabling.	CCTV :Existing to be provided with new wiring FA:Honeywell (Notifier) PA:Pg no 233 make mentioned
6	Common	MEP Works Drawings			Kindly share the MEP Works Drawings In AutoCAD Format - Electrical, FF, HVAC Works	Shared Vide email dated 16.10.2026
7	Common	MEP Sub-contractors			Kindly share the nominated/Existing sub-contractors list, if available.	NA

All other terms and conditions and specifications of the tender document shall continue to remain same.

a. List of Bank's Officials who attended the meeting-

Sr. No.	Name	Designation
1	Shri. A.M Makandar	Deputy General Manager (Tech), PDCO
2	Shri. Durga Prasad	Deputy General Manager (Tech), PDCO
3	Shri. Amit Khandelwal	Assistant General Manager (Tech), PDCO
4	Shri. Praveen Kumar	Assistant General Manager (Tech), PDCO
5	Smt. Geeta Koli	Manager (Tech), PDCO
6	Shri. Vijay Shinde	JE (Tech), PDCO
7	Shri. V P Jumle	Consultant

b. List of Representative of project architect or his consultants

Sr. No.	Architect/Consultant	Name of the Representative
1	M/s SNK Consultants	Shri. Madhukar Warang
2		Shri. Ashish Puradkar
3		Smt Sayali Madhavi
4		Smt Swati Kamat
5		Shri. Rahul Kadam

c. List of Representative of Company / Individual / Firm / Contractor

Sr. No.	Name of Company/firm	Name of the Representative
1	M/s Eleganz Interiors Pvt. Ltd.	Shri. Jayesh Mehta
2		Shri. Tejas Shinde
3	M/s Padam Interiors	Smt Himanshi Khandelwal
4	M/s. Kaishar Interiors Pvt. Ltd.	Shri. Ankush Satendra Mandal
5	M/s Tatva Interiors & Contractors Pvt. Ltd.	Shri. Rajkumar Basist