



भारतीय रिज़र्व बैंक
सम्पदा विभाग
नई दिल्ली

Minutes of Pre-Bid Meeting: e-tender for Design, Supply, Installation, Testing and Commissioning (DSITC) of Goods (Bullion) Lift at Reserve Bank of India, New Delhi

The Pre-Bid Meeting for the Tender for e-tender for [Design, Supply, Installation, Testing and Commissioning \(DSITC\) of Goods \(Bullion\) Lift at Reserve Bank of India, New Delhi](#) was held on August 20, 2026 at 11:00 AM in Executive Conference Room – I, First Floor, RBI, New Delhi. The meeting was chaired by GM Estate Department.

(a) List of Bank's Officials who attended the meeting:

1	Shri Yogi Raj Sharma	General Manager (Tech.-Electrical)
2	Shri Meetesh Sharma	AGM (Estate Department)
3	Shri Susmitha Kagitapalli	Manager (GPC)
4	Shri Nitin Pratap Singh	Assistant Manager
5	Shri Krishna Pal	Assistant

(b) List of Contractor's representatives who attended the meeting:

Sr. No.	Name of the Representative	Name of the Firm
1	Shri Ashwani Bhardwaj	M/s. Escon Elevators Pvt. Ltd.
2	Shri Mukul Saraswat	M/s. Kone Elevators

2. At the outset, GM (Tech.-Electrical, Estate Department welcomed the participants to the meeting and invited queries, if any, from the prospective bidder regarding the captioned tender. The queries put forth by the representative and the clarifications issued are tabulated below:

Sr. No.	Queries/Proposals from the firms	Clarifications/Comments
1	Whether each panel door of the Bullion lift would be automatic or manual.	Each panel door of the Bullion lift would be automatic.
2.	As per Point No. m) given in Technical Specification of Section IV (a) of Tender Document: “Car Doors: Automatic heavy duty SS doors with glass opening of about 8”x 8” opening in one panel “ Participant suggested to provide 205mm x 1010mm opening glass vision in each panel door of Car & at all landings.	No change in Point No. m) given in Technical Specification of Section IV (a) of Tender Document: “Car Doors: Automatic heavy duty SS doors with glass opening of about 8”x 8” opening in one panel“
3.	As per Point No. 2.(e) of Section IV (a) of Tender document: “Obtaining lift License from Lift /Electrical Inspector, Delhi Govt and required liaison work”.	The onus of obtaining lift license is on the contractor. However, Bank shall refund actual amount paid as license fee on production of documentary license.
4.	In Technical Specification of Section IV (a) of Tender Document: “Compliance with Regulatory Agencies / Applicable IS Codes - Lift must comply with applicable provisions of applicable IS Code, or laws, viz. IS 17900 Part 1 and Part 2, IS 7754 – 1975, IS 1735 – 1975, IS 4591 – 1968 (reaffirmed 1996), IS 15330: 2003, including most recent amendments in effect”.	This may be read as under Technical Specification of Section IV (a) of Tender Document: “Compliance with Regulatory Agencies / Applicable IS Codes - Lift must comply with applicable provisions of applicable IS Code, or laws, viz. IS 14665 Part 1 and Part 2, IS 7754 – 1975, IS 1735 – 1975, IS 4591 – 1968 (reaffirmed 1996), IS 15330: 2003, including most recent amendments in effect”.
5.	Participant sought clarity on the cost to be borne by in case of staggering/Shift of Bullion Lift door entrance.	Cost for the brick work to be borne by the successful bidder and finishing (Plastering etc.) cost shall be borne by the Bank.

6.	As per Point No. a) given in Technical Specification of Section IV (a) of Tender Document: “Stops and Openings: No of stop and openings – 03 nos, (B+G+1+2) All opening on one side”. Participant suggested that as per floor specification, it shall be 04 (B+G+1+2) and sought clarity on this.	Number of Floor shall be 04 (B+G+1+2). Point No. a) given in Technical Specification of Section IV (a) of Tender Document may be read as “Stops and Openings: No of stop and openings – 04 nos, (B+G+1+2) All opening on one side”.
7.	As per Point No. a) given in Technical Specification of Section IV (a) of Tender Document: “Car Enclosure: Car sides may be of steel plates (SS 304) with MS angle iron stiffness and spray painted and providing with 6 mm thick MS Checkered plate flooring”. Participant asked In Car Enclosure: S.S 304 is specified but Hairline / Moonrock / Honeycomb finish and S.S thickness not specify and sought clarity on this.	Inside car enclosure: SS 304 Honeycomb shall be used.
8.	As per Point No. a) given in Technical Specification of Section IV (a) of Tender Document: “Car Doors and Landing Doors: Fully opening 4 panel sliding door, Heavy duty, Fire resistant Glass cutout in both doors”. Participant sought clarity on thickness of Glass Require.	Thickness of the Fire-Resistant door shall be as per the required fire rating required by the lift certifying authority.
9.	As per Point No. a) given in Technical Specification of Section IV (a) of Tender Document: “Live Camera viewing: A facility to live view lift car’s inside activities on minimum 15” LCD screen on basement and ground level landings, shall be	Revised Quantity and size shall be as under: 1. 22” LED Screen – 2 nos. (One on ground floor and one on 1st floor) 2. High resolution IP CCTV Camera – One inside the lift car

	provided, (supply of camera, screen, and interconnecting cables included in scope of bidder)". Participant sought clarity on requirement of Quantity for - 1. 15" LCD / LED Screen 2. CCTV Camera	(One more IPCCTV camera shall be supplied by the Bank for installation inside the lift car)		
10.	A new eligibility criteria has been added to Section III (b):	8. Local Content as per Public Procurement (Preference to Make in India), Order 2017 (Department for Promotion of Industry and Internal Trade, Ministry of Commerce and Industry Order No.P-45021/2/2017-B.E. II dated 15 June 2017) and its subsequent amendments	Only Class-I and Class-II Local suppliers as per MII order dated 4.6.2020 will be eligible to bid. Non - Local suppliers as per MII order dated 04.06.2020 are not eligible to participate. The 'local content' requirement to categorize a supplier as 'Class-I local supplier' is minimum 50%. For 'Class-II local supplier' is minimum 20%.	The bidder shall submit a duly signed declaration from the OEM, certifying the extent of local content, in the format specified in Annexure XIII.
11.	Clause 6 of Section III (c) Evaluation of bids states that: The third e-cover i.e., Part II (price bid) of all the bidders who qualified in Part - I (Techno-	Clause 6 of Section III (c) Evaluation of bids has been modified and given below: Clause 6 (a): The third e-cover i.e., Part II (price bid) of all the bidders who qualified in Part - I (Techno-Commercial bid) will be opened and financial evaluation will be done as detailed below:		

Commercial bid) will be opened and financial evaluation will be done as detailed below:		
1.	Cost of Goods (Bullion) Lift with design, supply, installation, testing and commissioning	Say (A)
2.	Buyback of old Lift	Say(B)
3.	Comprehensive annual maintenance contract for one year after one year of defect liability period.	Say (C)
	NPV of comprehensive annual maintenance Service contract charges for the period of 19 years after 1 year defect liability period shall be calculated assuming 5% increase in contract amount every year after first year of CAMC, quarterly payment and with a discount rate of 8%. Thus, the <i>Multiplied Factor (MF) for working out NPV of CAMC for 19 years after (1 year guarantee period) shall be 13.17</i> Note: CAMC amount for	

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4.	Total Cost of Ownership (TCO) of	D = A – B + (C x

	calculating the NPV shall be taken as quoted in the Part II of the tender.		the Goods (Bullion) Lift including 1-year DLP and 19 years CAMC with buyback cost of old Lift.	13.17)
	4. Total Cost of Ownership (TCO) of the Goods (Bullion) Lift including 1 year DLP and 19 years CAMC with buyback cost of old Lift.	$D = A - B + (C \times 13.17)$	<u>Total Cost of Ownership = Capital Cost - Buyback + 13.17 *CAMC</u> <u>Rate (annual)</u>	
	5. The work will be awarded for the lowest value of total cost of ownership (L1) as calculated at (D)above.		Clause 6(b) Purchase Preference i. Among all qualified bids, the bidder quoting the lowest Total Ownership Cost (TOC) will be termed as L1. If L 1 is 'Class -I local supplier', the contract will be awarded to L 1. ii. If L1 is not 'Class-I local supplier', the lowest bidder among the 'Class-I local supplier', will be invited to match the L1 price subject to Class-I local supplier's quoted price falling within the margin of purchase preference, and the contract shall be awarded to such 'Class-I local supplier' subject to match the L1 price. iii. In case such lowest eligible 'Class-I local supplier' fails to match the L 1 price, the 'Class-I local supplier' with the next higher bid within the margin of purchase preference shall be invited to match the L 1 price and so on and contract shall be awarded accordingly. In case none of the 'Class-I local supplier' within the margin of purchase preference matches the L 1 price, the contract may be awarded to the L 1 bidder. iv. The margin of purchase preference shall be 20%. v. The 'local content' requirement to categorize a supplier as 'Class-I local supplier' is minimum 50%. For 'Class-II local supplier is minimum 20%.	
12.	Note (iii) of Price bid states that: Lowest in Total Cost of ownership will be declared successful bidder / tenderer.		Note (iii) of Price bid states has been modified and given below: Successful bidder / tenderer will be declared as per Clause 6 of Section III (c).	

13.	Point 26 has been added to Section III (d) Checklist of documents to be submitted with the Tender.	The bidder shall submit a duly signed declaration from the OEM, certifying the extent of local content, in the format specified in Annexure XIII. Accordingly, point 26 has been added to Section III (d) Checklist of documents to be submitted with the Tender:			
		Sl. No.	Checklist	Submitted/ Not submitted	Remarks
		26	Annexure XIII : Declaration for local content		

Above clarifications are issued for the information of all intending bidders. Minutes of the pre-bid meeting shall form part of tender. Rest of the terms and conditions shall remain the same.

Annexure XIII

Declaration for Local Content

(To be given on Company Letter Head for tender value below Rs.10 Crores and by
Statutory Auditor/Cost Auditor/Cost Accountant/CA for tender valuing Rs.10 Crores or above)

Date: _____

To Whomsoever It May Concern

Subject: Declaration of Local Content

Tender Reference No: _____

Name of Tender / Work: _____

1. Country of Origin of Goods being offered: _____

2. We hereby declare that items offered has _____ % local content which qualifies us as _____ (Class I Local / Class II Local / Non-Local) supplier.

3. Details of location at which local value addition will be made / made (Complete address to be mentioned):

“Local Content” means the amount of value added in India which shall, be the total value of the item being offered minus the value of the imported content in the item (including all custom duties) as a proportion of the total value, in percent.

“False declaration will be in breach of Code of Integrity under Rule 175(1)(i)(h) of the General Financial Rules for which a bidder or its successors can be debarred for up to two years as per Rule 151 (iii) of the General Financial Rules along with such other actions as may be permissible under law.”

Yours Faithfully,

Signature with Official seal