BRIHANMUMBAI MUNICIPAL CORPORATION

Chief Engineer (M & E)

Mahatender Id. : 2026_MCGM_1348297_1.

E-TENDER NOTICE

Subject : Comprehensive servicing and maintenance of 49 nos. of Escon make lifts installed at various Municipal Premises / Hospitals for period of 23 months to 26 months.

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/Mechanical with the Municipal Corporation of Greater Mumbai, (BMC) with valid registration of **Class 'AA'** in Mechanical & Electrical category as per registration rule 2015 & **Class 'A'** in Mechanical & Electrical category as per new registration rule 2016 **(excluding those who are blacklisted OR 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.

Bidder should note that the Tender fee of Rs.19,965/- + 18 % GST will be paid online on Government of Maharashtra (Mahatenders) portal (http://mahatenders.gov.in) and the application form can be downloaded from e-procurement system of Government of Maharashtra (Mahatenders) (http://mahatenders.gov.in). 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 CPD Byculla.

ii) The forms of Tender documents are available on the e-Tendering website https://mahatenders.gov.in. The aspiring Applicants will have to download Tender form, from the website mentioned above. The bidder has to fill in online format and upload

information regarding Tender Online. Also he has to download the Tender application form from website, fill it and upload the scanned copy of duly filled form, along with required documents.

iii) For purchasing the Tender documents, the bidders will have to get registered with e-tender portal (https://mahatenders.gov.in) for the e-tendering process and obtain login credentials to participate in the online Tender process. The details of the same are available on https://mahatenders.gov.in.in For registration, enrolment for digital signature certificates and user manual, please refer to respective links provided in e-tendering tab on https://mahatenders.gov.in

Name and location of work	Contract Period	Estimated Cost of Project
Comprehensive servicing and maintenance of 49 nos. of Escon make lifts installed at various Municipal Premises / Hospitals for period of 23 months to 26 months.	23 months to 26 months.	---------- (Item rate basis)

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.1,77,700/- (Rupees One Lakh Seventy Seven Thousand Seven 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 B.M.C. portal "http://portal.mcgm.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 E.E.Mech.(E.I.)Maint. 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.mcgm.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.(E.I.)Maint., at the following address on any working day during office hours.

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

The applicants may wish to visit the sites under reference as per lift list attached in scope of work 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 B.M.C. portal "http://portal.mcgm.gov.in" as well as on NIC Portal https://mahatenders.gov.in

Note: As per Circular Dir./IT/F-505038 Dtd. 19.12.2023 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.(E.I.)Maint.

HEADER DATA

Tender Document ID No	2026_MCGM_1348297_1
Name of Organization	Brihanmumbai Municipal Corporation
Subject	Comprehensive servicing and maintenance of 49 nos. of Escon make lifts installed at various Municipal Premises / Hospitals for period of 23 months to 26 months.
Tender Fee	Rs.19,965/- + 18.0% GST
Cost of E-Tender (Estimated Cost)	---------- (Item rate basis)
Bid Security Deposit/ EMD	Rs.1,77,700/-
Date of issue and sale of tender	30.10.2026 from 11:00 Hrs
Last date & time for sale of tender & Receipt of Bid Security Deposit	20.11.2026 upto 16:00 Hrs
Submission of Packet A, B & Packet C (Online)	20.11.2026 upto 16:00 Hrs
Pre-Bid Meeting	05.11.2026 at 11:00 Hrs
Opening of Packet A	23.11.2026 after 11:00 Hrs
Opening of Packet B	23.11.2026 after 11:00 Hrs.
Address for communication	Office of the:- E.E.Mech.(E.I.)Maint., BMC Municipal Workshop, R.S Nimkar Marg, Byculla, Mumbai- 400 008
Venue for opening of bid	On line in E.E.Mech.(E.I.)Maint's office.
NIC's portal	https://mahatenders.gov.in

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.(E.I.)Maint

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 completed works of lifts maintenance/repairs each of value not less than the value equal to Rs.35,52,132/-

OR

b. Two completed works of lifts maintenance/repairs each of value not less than the value equal to Rs.44,40,164/-

OR

c. One completed works of lifts maintenance/repairs each of value not less than the value equal to Rs.71,04,263/-

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.

&

The tenderer shall submit Manufacturer's Authorization Certificate in prescribed format as per Annexure – G on stamp paper of Rs.500/-

&

The Tenderer shall note the following criteria towards their eligibility.

Lift Manufacturer having authorization from Ch.E.(Elect.), PWD, Maharashtra State for Servicing and Maintenance of lifts.

OR

Firms dealing in this line having authorization from Ch.E.(Elect.), PWD Maharashtra State for servicing and maintenance of lifts.

~~**1.2. Financial Capacity : (Not applicable to this tender)**~~

~~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 lift maintenance

/repairs work~~ 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.~~

(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 experience*** *is spelt in definite sense, such as* **(Not Applicable for this tender)**~~

~~***For-*** *Building Construction*~~

~~**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.