

Corrigendum - 1				
Date	25.09.2026			
BRPL Enquery-	BR/ENQ/26-27/FK/CR/SL/3282			
Work	Award of "Comprehensive Annual Maintenance Contract of Split/Window/Ductable AC's installed at various offices of South & West Circle in BRPL			
Pre Bid Qurries				
Sr No	NIT Clause Reference	NIT Description	Bidder's Query	BRPL Reply / Revised Tender Conditions
1	Section -V Scope of work , Clause no 7 Page no 69	Free call attending on any type of break down. Response time to attend the call shall be 3 working hrs and rectification time shall be 6 hrs for minor and 24 hrs for major repair.	we request BRPL to kindly confirm and align the response time to 6 working hours, considering site locations spread across South & West Delhi and peak traffic conditions."	Free call attending on any type of break down: Rresponse time shall be 4 hours & Rectification time shall be 24 hours for minor complaints and Rectification time shall be 48 hours for major complaints.
2	Section -V Scope of work , Score Card KPI Page no 72	Rectification Time Compliance (48 Hrs Major)	Rectification Time for Major Faults is 48 hours. However, for Chiller Plant and VRF Systems, major components like compressors/PCBs are imported items, making 48 hours practically unfeasible. We request consideration of 7 working days TAT for such major faults involving imported spares to avoid penalty	Tender Condition shall prevail
3	Section -V Scope of work , Clause no 6-a Page no 69	Comprehensive Annual Maintenance Contract also inclusion of : a-Replacement of any type of Electrical & Mechanical parts e.g. Compressors, Fan Motors, and Controls etc. The parts replaced will either be new or equivalent in performance to new parts and shall be genuine & branded.	It covers both replacement and repair.	Tender Condition shall prevail
4	Section -V Scope of work , Clause no 1 Page no 69	The scope of work to be carried out by Contractor shall cover the Comprehensive Maintenance Contract (CMC) and Scheduled Preventive Maintenance Service (SPMS) of various Airconditioners (Windows, Split, Cassette and Ductable split) installed at various offices of BRPL in New Delhi.	However, as per site knowledge, BRPL also has Chiller Plant and VRF Systems installed at various locations. Kindly clarify whether Chiller and VRF systems are included in the scope of this CMC. If included, please share their details and confirm TAT, as their spares and service are specialized and imported. "	Chillers and VRF ACs are included in the CMC. The details of VRF & Chillers are also given by us in a list of equipments provided by us. The make of VRF is of SAMSON make. Chillers make is as under - 30 Tr -1 no of Carrier make and other 2 nos - 24 TR each are of Voltas make.- Division wise as well as Circle wise detials of AC is provide in NIT page no. 72 to 75
6			Insulation of Copper pipe Cost-In RFQ there is no mention about insulation material cost for copper pipes (e.g., thermal insulation, PVC tape, sleeves, lagging) under the vendor's scope. Kindly confirm Whether supply and installation of required insulation for copper lines is included in the quoted rates or need to be quote seperately or will be reimbursed on actuals	As per tender supply & installtion of Copper pipes shall be including insulation of Copper pipe cost RFQ.
7			Examination of Units -Health report / Inspection permission for New Grids and remote units. Request access rights and data (health reports, logs, past service history) for units at new additional grids / New Additional ACs and remote sites to enable proper planning and SLA compliance.	As per NIT Page no. 79; Bidder shall inspect all Assets in BRPL and shall take over for maintenance of Assets on "As is Where is " basis. BRPL shall not be liable to pay any additional one-time cost, mobilization cost, takeover cost, rectification cost, initial restoration cost or any other cost arising due to the existing condition of the Assets at the time of takeover.
8	4.1. Technical QR Page No 12	The bidder should have experience in rendering comprehensive annual maintenance work of various types of Air Conditions in any power distribution Utilities / SEB's / Discoms / other govt. Organizations/ corporate establishment /reputed organization for not less than continuous 12 months within last 5 financial years (FY21-22 to FY25-26).		PO/WO/ Contract Agreement (s) etc. from BRPL and corresponding completion certificates One of the document should clearly elaborate the scope of work executed under the contract. Revised PO/WO/ Contract Agreement (s) etc. from client corresponding completion certificates .One of the document should clearly elaborate the scope of work executed under the contract.
9			Penalty will not be applicable if AC is down due to - No power supply from BRPL, Low voltage, Water dripping from ceiling, or site under renovation. Vendor should not be penalized for BRPL's reasons."	Justification of No- Penalty has to certified by Engineer -In -Charge
10			2.For major faults requiring Compressor, PCB, Motor, VRF Inverter - 48 hrs TAT is not feasible due to imported spares. Request 7 working days TAT for such cases and no penalty for this period."	Tender Condition shall prevail
11			Page 74 Kindly clarify list of documents required for monthly billing. Request to confirm that payment will be released on basis of monthly service reports only, and will NOT be held up for want of PF/ESI challans of same month. PF/ESI challans can be submitted next month.	For Monthly billing purpose , PF/ESI challans are not required.



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12	Payment Terms Caluse no 7 Page No 32	Addetinal Payment Terms		Addetional Clauses of Payment Terms- Terms of Payment: 100% payment shall be made to you on Monthly basis by ECS within 30 days from submission of your certified Bills (e.g. one bill in every three months after completion of quarter) at our office along with a certificate from Officer-In-Charge from our Administration Deptt. Certifying the following: - Quarterly report of mandatory visits made & preventive with sign & stamp from user maintenance done. - Quarterly report of equipment taken out for major repairs- - Quarterly call report. - Any other documentary evidence as may be deem necessary by the Officer-in-charge. - Income Tax as applicable shall be deducted from your bills as per TDS rules. Company shall provide the TDS certificate. 100% Payment shall be made to the CONTRACTOR with-in 30 Days of submission of certified Bills at Vendor Support Cell subject to fulfillment of contractual obligations. BRPL shall make payments of the bills by electronic transfer directly to Contractors designated bank account. Payment shall be released after Tax deduction at Source (TDS) as per the prevailing rules & TDS certificates shall be issued to the No advance payment shall be given. Vendors shall become eligible for payment on completion of work for respective quarter provided they submit the following along with their invoice/bill. (a) Statutory reports for AMC visits to locations as per our tender enquiry. (b) Attending to complaints/rectification of AC system/make it functional within the allocated period as already prescribed in the tender document. All above reports should be certified by the site in-charge with his signature, name, designation & mobile no. Without compliance to the above, vendor's bill shall not be entertained. (c) In case of any complaint, respective site officials or nominated person of HO shall lodge the complaint and only provide vendor the details of BSES location with type of equipment (Split/Window/Ductable etc) which is having problem/under breakdown at site (no other details shall be provided). Service provider/Vendor shall give report to the respective office in-charge & to a nominated person of Admin dept the next day after completion of work. Its reports should be supported by scanned copy of service report duly signed by our site in-charge as above (1b). In case of default by vendor for this act, then he shall be liable for penalty (as per our tender enquiry). We have come across in some previous cases that instead of attending the complaint, Vendor at times submit a report saying that the existing unit is old and cannot be serviced. This shall not be acceptable since Vendor has to provide complete site equipment details with their report and its photo's confirming their claim. It should be convincing and engineer incharge at Admin shall take decision. Otherwise it shall be considered as default by Vendor and shall be dealt as per the terms of our tender enquiry. (d) For attending to AMC service & complaints during the allocated time period, vendor should provide adequate teams for West Zone as well as South circle. They shall provide us the configuration of their service teams & number of teams to be allocated for the respective zones. 2. Apart from the above, a capable technician shall always be stationed at BSES Bhawan, HO for a minimum time from 8:00 AM to 8:00 PM every day. This person shall not be shifted to any other site/location. This is a very important location where our senior management officials also sit. In case of any absenteeism, deduction of Rs.1000/day shall be made from vendor bills.