

Corrigendum Dated 14/08/2026

Tender ID

41111

RFP

OPS/ MS-CPC/2026-2027/35

Empanelment of Vendor and Rate Contract for Providing Air Handling Units at CPC Seawoods Office

Sl. No.	Page and Para no.	Existing Clause	Page and Para no.	Amended revised Clause
1	27 of 45 - HVAC System	HVAC System: In the multi-User building, where multiple owners / tenants occupy their offices and function as needed, typically, on the Chilled Water side, AHUs along with 2-way Control Valves and VFDs on Fan Motors have been provided by the developer. For smooth functioning of HVAC system in all conditions (in terms of occupancy, climatic conditions etc...), on Air-side, the following controls have been placed: § VAV boxes for main ducts and for branches § Temperature and %RH sensors for open office areas and § Thermostats in cabins and Meeting rooms § VFD on AHU fans § Fire dampers, for shutting off AHUs, in case of fire / smoke etc... On the Chilled Water side, the following controls have been provided: • VFD on Secondary Chilled Water Pumps (installed by the developer at basement) • 2-Way Control Valves, to be modulated based on the signal received from return Chilled Water line However, since the entire system is more than 10-12 years old, many of the installed systems are not functioning as desired and need to be serviced, or replaced.	27 and 28 of 48 - HVAC System	HVAC System: In the multi-User building, where multiple owners / tenants occupy their offices and function as needed, typically, on the Chilled Water side, AHUs along with 2-way Control Valves and VFDs on Fan Motors have been provided by the developer. For smooth functioning of HVAC system in all conditions (in terms of occupancy, climatic conditions etc...), on Air-side, the following controls have been placed: VAV boxes for main ducts and for branches Temperature and %RH sensors for open office areas and Thermostats in cabins and Meeting rooms VFD on AHU fans Fire dampers, for shutting off AHUs, in case of fire / smoke etc... On the Chilled Water side, the following controls have been provided: • VFD on Secondary Chilled Water Pumps (installed by the developer at basement) • 2-Way Control Valves, to be modulated based on the signal received from return Chilled Water line However, since the entire system is more than 10-12 years old, many of the installed systems are not functioning as desired and need to be serviced, or replaced. The following items shall be replaced across all the AHUs: • Butterfly Valves on both Supply and Return Chilled Water lines • Y-type strainers on the Supply Chilled Water lines for all AHUs • Replace damaged nitrile rubber insulation by 19 mm thk nitrile rubber (class 'O')
2	29 of 45 - VAV boxes	VAV boxes: All the Variable Air Volume boxes (VAV boxes) along with thermostats shall be replaced with new VAV boxes for ensuring better controls.	29 and 30 of 48 - VAV boxes	VAV boxes: All the Variable Air Volume boxes (VAV boxes) along with thermostats shall be replaced with new VAV boxes for ensuring better controls. For installing VAV boxes in the places, where gypsum ceiling has been installed, the Contractor shall cut the existing false ceiling and complete the work of replacing the VAV boxes and then shall affix false ceiling with new gypsum sheets and then shall paint the same in the approved shade of white (by SBI-Life management).

Internal

3	30 of 45 - Volume Control Dampers	Volume Control Dampers: Addition of Volume Control Dampers in the main Ducts shall ensure proper flow distribution. Replacing Plenum Boxes and Grilles in Open Office areas: Existing Plenum boxes have been installed in horizontal position, and the connection to the Plenum involves bending flexible duct in 90 degrees. We propose to install new Plenum boxes; to be installed in vertical position and the connection will ensure free flow of air from ducts to the Plenum boxes. Currently "hit and miss" type grilles have been placed in the supply lines, which shall be removed and new 4" (100 NB) size Grilles shall be placed in the front for ensuring proper distribution of air flow in open office areas.	Page and Para no.	Volume Control Dampers: Addition of Volume Control Dampers in the main Ducts shall ensure proper flow distribution. Replacing Plenum Boxes and Grilles in Open Office areas: Existing Plenum boxes have been installed in horizontal position, and the connection to the Plenum involves bending flexible duct in 90 degrees. We propose to install new Plenum boxes; to be installed in vertical position and the connection will ensure free flow of air from ducts to the Plenum boxes. Currently "hit and miss" type grilles have been placed in the supply lines, which shall be removed and new 4" (100 NB) size Grilles shall be placed in the front for ensuring proper distribution of air flow in open office areas. <i>For connecting Plenum boxes with the ducts, 200 mm dia flexible ducting shall be used. While installing the flexible duct, the installing team need to ensure that, the length of flexible duct is selected in such a manner that, there are no folds, long beds in the connection, which shall result in loss air reaching the grilles. Both ends of the flexible ducts shall be secured using tightening metal rings.</i> <i>For installing new Plenum boxes, false ceiling tiles shall be removed, and after installing new Plenum boxes, those false ceiling tiles shall be cleaned and put into their original places.</i>
4	29 of 45 - Replacing Plenum Boxes and Grilles in Open Office areas	Replacing Plenum Boxes and Grilles in Open Office areas: Existing Plenum boxes have been installed in horizontal position, and the connection to the Plenum involves bending flexible duct in 90 degrees. We propose to install new Plenum boxes; to be installed in vertical position and the connection will ensure free flow of air from ducts to the Plenum boxes. Currently "hit and miss" type grilles have been placed in the supply lines, which shall be removed and new 4" (100 NB) size Grilles shall be placed in the front for ensuring proper distribution of air flow in open office areas.	27 and 28 of 48 - HVAC System	Replacing Plenum Boxes and Grilles in Open Office areas: Existing Plenum boxes have been installed in horizontal position, and the connection to the Plenum involves bending flexible duct in 90 degrees. We propose to install new Plenum boxes; to be installed in vertical position and the connection will ensure free flow of air from ducts to the Plenum boxes. Currently "hit and miss" type grilles have been placed in the supply lines, which shall be removed and new 4" (100 NB) size Grilles shall be placed in the front for ensuring proper distribution of air flow in open office areas. <i>For connecting Plenum boxes with the ducts, 200 mm dia flexible ducting shall be used. While installing the flexible duct, the installing team need to ensure that, the length of flexible duct is selected in such a manner that, there are no folds, long beds in the connection, which shall result in loss air reaching the grilles. Both ends of the flexible ducts shall be secured using tightening metal rings.</i> <i>For installing new Plenum boxes, false ceiling tiles shall be removed, and after installing new Plenum boxes, those false ceiling tiles shall be cleaned and put into their original places.</i>
5	36 to 39 of 45 - Appendix - F	Contains as per existing RFP from page 36 to 39 of 45 regarding commercial bid duly already published on web portal by EPTL on 15th July 2026 as tender ID - 41111	37 and 42 of 48 - Appendix - F	Annexed as per below

Appendix-F

Revised Commercial Bid

Part 1:

Repair Work:

Sr. No.	Description of Work	UoM	Quantity	Unit Rate, Rs.	Total, Rs.
1	Robotic Cleaning of Ducts: Robotic cleaning of the Office areas including existing Supply and Return Air Ducts. The cleaning process shall include thorough cleaning of the ductwork of all dirt, dust, debris, rust or fungal growth. The system should have Video Inspection facility with which the condition of duct before & after cleaning and the complete operation while cleaning can be seen. The entire cleaning process to be recorded in CD / Pen drive for future reference.	Lumpsum	1		
2	Automating Variable Frequency Drives for AHUs				
2.1	Testing and Commissioning of already installed variable speed drives for AHU Fan Motor(s) with 1 no. dedicated micro-processor-based controller with software duly downloaded, Adjustable frequency drives, differential pressure transmitters as necessary and as described in the specifications.	Nos.	10		
2.2	The VFD shall be capable to intake upto 3 inputs from DPT sensors / AHU and operate the VFD based on average / lowest reading available (for future provisions)	Nos.	10		
2.3	Integration with bypass mode for Normal starter operation.	Lumpsum	1		

Sr. No.	Description of Work	UoM	Quantity	Unit Rate, Rs.	Total, Rs.
3	Acoustic Insulation of existing Plenum Boxes and initial ducting inside AHU rooms with open cell insulation of 40 mm thickness Make: Armasound or equivalent	m ²	200		
4	Flat Belt for AHUs, along with necessary pulleys Details of work procedure have been mentioned in the BOQ Note document Make: Habasit	Nos.	10		
5	AHU Cleaning activity shall be taken up for all AHUs, including fin-side cleaning and inside of the Coil cleaning with solution, without damaging the Coil MOC. Details of the procedure have been mentioned in the BOQ Note document	Nos.	10		
6	Supply, Installation, Testing and Commissioning of 2-Way Pressure Independent Balancing Control Valves (PIBCV) for all AHUs, including taking shut-down from base Builder, SBI-Life O&M team and removal of existing 2-Way Control valves and new cabling as needed . Make: Belimo				
6.1	40 NB	Nos.	2		
6.2	50 NB	Nos.	7		
6.3	80 NB	Nos.	1		
6.4	100 NB	Nos.	0		
7	Supply, Installation, Testing and Commissioning of VAV Boxes as per attached List; including removal of existing VAV boxes and air balancing of VAVs				

Sr. No.	Description of Work	UoM	Quantity	Unit Rate, Rs.	Total, Rs.
	VAV Make: Cosmos / Dynacraft, Actuator Make: Belimo				
7.1	VAV for 45 to 225 CFM	Nos.	18		
7.2	VAV for 100 to 525 CFM	Nos.	34		
7.3	VAV for 140 to 700 CFM	Nos.	2		
7.4	VAV for 180 to 925 CFM	Nos.	8		
7.5	VAV for 290 to 1450 CFM	Nos.	4		
7.6	VAV for 410 to 2100 CFM	Nos.	5		
7.7	VAV for 575 to 2900 CFM	Nos.	2		
7.8	VAV for 750 to 3750 CFM	Nos.	4		
7.9	VAV for 1000 to 5000 CFM	Nos.	1		
7.10	VAV for 1425 to 7100 CFM	Nos.	8		
8	Supply and Installation of Volume Control Dampers and balancing of air flows Make: Cosmos / Dynacraft	m ²	15		
9	Supply, Installation, Testing and Commissioning of Plenum Boxes (Size: 600 mm X 600 mm X 125 mm with 250 mm end connection); including removal of existing Plenum boxes and flexible connections Make: Cosmos	Nos.	104		
10	Supply and Installation of 4" Grille Make: Cosmos / Dynacraft	m	500		
11	Supply and Installation of Collar Dampers including removal of existing Supply and Return Collars Make: Cosmos / Dynacraft	ft ²	115		
12	Butterfly Valves Supply, Installation and Testing of below mentioned Valve sizes, along with necessary Gaskets, Nut-Bolts,				

Sr. No.	Description of Work	UoM	Quantity	Unit Rate, Rs.	Total, Rs.
	duly painted with 2 coats of red oxide primer and 2 coats of black paint and 25 mm thk "O class" closed cell nitrile rubber insulation with 65 kg/m³ density Body: CS ASTM A-216 Gr WCB, Disc: CS with Nylon coating Body Lining: EPDM Size: 50 NB Size: 65 NB Size: 80 NB Make: Intervolve / AUDCO	Nos. Nos. Nos.	QR 4 18		
13	"Y Type" Stainers Body: CS ASTM A-216 Gr WCB, Internals: SS-304 mesh, 60 mesh (250 micron) ASA #150, Flanged ends (SORF), drilled to ANSI B16.5 duly painted with 2 coats of red oxide primer and 2 coats of black paint and 25 mm thk "O class" closed cell nitrile rubber insulation with 65 kg/m³ density Size: 50 NB Size: 65 NB Size: 80 NB	Nos. Nos. Nos.	QR 2 9		
14	Chilled Water Pipes SITC of CS Class C, ERW pipe including testing of pipes complete with fittings like elbows, tees, reducers etc. as per relevant IS code and complete with vibration isolators, hangers, full round PU				

Sr. No.	Description of Work	UoM	Quantity	Unit Rate, Rs.	Total, Rs.
	supports as per specifications. With 6 mm wall thickness as per IS 1239 below 150mm. Size: 50 NB Size: 65 NB Size: 80 NB Make: Tata / Jindal	m m m	QR 6 20		
15	Pipe Insulation Insulation of Pipe Lines with Nitrile Rubber Insulation of specified Insulation thickness and Covered with Color Coated GI Sheets. Insulation material shall be 100% closed cell Nitrile based rubber with in-built vapour barrier applied to pipe with suitable adhesive. Density of Material shall be 65 kg/m³. Class "0"; which doesn't catch or propagate Fire. Size: 50 NB Size: 65 NB Size: 80 NB Make: Amracell	m² m² m²	QR 5 15		
16	Duct Insulation Supply, fabrication & Installation of thermal insulation on GI ducts complete with Closed Cell foam with minimum density of 60 kg/m³ with minimum R Value 4.1/inch & thermal conductivity of 0.035 W/m-	m²	50		

Sr. No.	Description of Work	UoM	Quantity	Unit Rate, Rs.	Total, Rs.
	°K confirming to Class 'O' & the inner side stuck to the outer facia of the GI ducts with recommended / Proprietary Synthetic adhesive bonding (SR998 or equivalent) & installed as per manufacturers recommendation. The insulation joints shall be sealed with 3" wide Black Tape. Make: Armacell				
17	Acoustic Insulation Supply and fixing of 25mm thk nitrile rubber with open cell structure. The material should be fiber-free. The density of the acoustic insulation should be minimum 140 kg/m³. Acoustic lining inside ducts as per specification Make: Armasound	m ²	60		
18	Gypsum Sheets Supply, installation, painting of Gypsum sheets along with necessary supports to be taken from the ceiling above (not to be taken from existing false ceiling supports) along with Plastic mesh and filler putty for concealing gypsum sheet joints Size: 1219 mm W X 1829 mm L Thickness: 12.5 mm, as per IS: 2095, Part-1 Thermal Conductivity: 0.16 Wm⁰K Make: Gyproc Saint Gobain	m ²	75		

Sr. No.	Description of Work	UoM	Quantity	Unit Rate, Rs.	Total, Rs.
19	Flexible Ducts For connecting Plenum box with main duct (above false ceiling), flexible duct with both side non-tear able aluminum foil of 0.5 mm thickness to be used, complete with metal clips with tightening arrangement at both ends Size: 200 mm dia	m	150		
	Total:				

Part 2:

Comprehensive AMC Cost:

Sr. No.	Description of Work	UoM	Qty	Unit Rate	Price
2.1	CAMC cost for first year	Lumpsum	1		
2.2	CAMC cost for second year	Lumpsum	1		
2.3	CAMC cost for third year	Lumpsum	1		
2.4	CAMC cost for fourth year	Lumpsum	1		
2.5	CAMC cost for fifth year	Lumpsum	1		
Note: Payment shall be done on quarterly basis					
	Total:				

***Please note that bills will be paid as per actual quantity.**

Part 3:**Manpower Management Charges:**

The Bidder shall agree, confirm and undertakes that it shall comply with the provisions of all the applicable acts, rules, regulations, guidelines etc. for the purpose of this Agreement including but not limited to the following:

- a) Payment of Wages Act, 1936
- b) Employees State Insurance Act, 1948
- c) Minimum Wages Act, 1948
- d) Payment of Bonus Act, 1965
- e) Shops and Establishment Act (State Wise)
- f) Contract Labour (Regulation and Abolition) Act, 1970
- g) Employees Provident Fund Act, 1952
- h) Employees' Compensation Act, 1923
- i) Laws applicable and/or amended from time to time as may be applicable.

Name & Signature of authorized signatory

Seal of Bidder