

Tender Notice no.EE/E-1/MBRRB/12/2025-26.

Pre- Bid Structural Engineering Consultancy Firm.

Name of Work :- Appointment of Structural Engineering Consultancy Firm for Structural Audit of
scessed Building under Office of the Executive Engineer/ B-1,B-2,E-1 & E-2 Division
/MBRRB which lies under the Jurisdiction of Deputy Chief Engineer / Zone-III in the
City of Mumbai.

Pre Bid Meeting was held on 09.02.2026 headed by Dy. Chief Engineer/Zone-III/ MBRRB where in 12 agencies were present. During the meeting the following points regarding detailed tender notice has been discussed.

Sr.No.	Terms and Conditions of tender published	Points raised during Discussion	Correction proposed
1.	Structural Engineer should have B.E Civil or equivalent qualification and above. He should be registered in MCGM. Firms should have Licensed Structural Engineers registered with Municipal Corporation of Greater Mumbai (MCGM) and authorized for the Structural Audit/NDT works. (MCGM empanelment). (Page no.8, Sr. No.2)	The participating agencies submitted that there are nearly 3000 structural engineers registered with MCGM. However, only 63 firms are on panel of MCGM for carrying out structural audit of MCGM properties. And they have requested that the condition of empanelment with MCGM shall be removed. Further, it is raised that some prominent educational institutes in state of Maharashtra also have interested in participating the tender. Therefore they shall be along to take participate in the tender bid.	Structural Engineer should have B.E Civil or equivalent qualification and above. He should be registered in MCGM. Firms should have Licensed Structural Engineers registered with Municipal Corporation of Greater Mumbai (MCGM) and authorized for the Structural Audit/NDT works. Prominent educational institutes in state of Maharashtra are also eligible for participating tender bid.
2.	He should have experience of doing Structural Audits and should have experience of minimum 5 years practicing as a Structural Engineer for Government organization. He should have successfully completed Consultancy for	During discussion it is decided to make some corrections in condition no.3.	The Firm should have minimum 5 years experience of doing Structural Audits of residential / non residential buildings for Government organization/ Semi Government organization/ Private Sector. The Firm should have successfully completed Consultancy for Structural Audit/Space Audit of various Buildings including conducting NDT and various

	Structural Audit/Space Audit of various Buildings including conducting NDT and various other tests related to structural health audit, preparation of BOQ with estimates, drawings/specifications based on NDT for any government or semi government organizations) within the past five years. (Page no.8, Sr. No.3)		other tests related to structural health audit, preparation of BOQ with estimates, drawings/specifications based on NDT within the last five years.
3.	Annual report and Audited Balance sheet for the last five years which should not be less than at least Rs.50 lakhs per year / average. (Page no.8, Sr. No.4)	The agencies submitted that during Covid pandemic in year 2020-21 there is very little scope for carrying out structural audits and hence the turnover for that financial year and consequently in somewhat extend in financial year 2021-22 was less than 50 lakhs. Further, the agencies as requested to consider that the total turnover shall not be less than Rs.250 lakhs cumulatively in last 5 years.	Cumulative Audited balance sheet / turnover of the Firm for last 5 years shall not be less than Rs.250 lakhs. For structural audit work.
4.	The firm shall have completed structural audit of minimum 1,00,000 Sq.mtr. in last five years. (i.e. 20,000 Sq.mtr per year/Average) (Page no.9, Sr. No.5)	The agencies submitted that during Covid pandemic in year 2020-21 and subsequently in year 2021-22 there is very little scope for carrying out structural audits. Hence the condition of carrying out structural audit of 20,000 sq.mtr. built up area per year shall be removed however, structural audit of minimum 1,00,000 sq.mtr. built up area in last 5 years shall be consider as it is.	The firm shall have completed structural audit of minimum 1,00,000 Sq.mtr. cumulatively in last five years.

5.	CLAUSE – 25 : No work shall be done on a Sunday without the sanction in writing of the Engineer-in-charge. (Page no.39)	It is discussed that most of the tenants/occupants of building are remain present on Saturday and Sunday due to public holidays. And they are allowing to carry out the structural test in their presents hence to carry out structural audit on Saturday and Sunday shall be permitted. The same is agreed by the tender committee. Hence as per clause 25 the structural audit can be carried out on Saturday and Sunday with written permission from Executive Engineer – In-charge. And with prior intimation to the tenants / occupants of the building.	CLAUSE – 25 : No work shall be done on a Sunday without the sanction in writing of the Engineer-in-charge. (Page no.39)
6.	<p>Step 3</p> <p>i) For each structure, The structural audit fee payable to the consultant shall be a minimum at Rs.20,000/- and shall not exceed Rs.1,00,000/- (Excl. GST). The actual fee within this range shall be as per the rate quoted by the consultant in their tender submission.</p>	Minimum Cap of Rs. 20,000/- shall be removed as the agencies may quote abnormal less rate to gain the work.	As per mentioned in tender documents.
7.	<p>Chapter V</p> <p>For each, structure, The structural audit,fee payable to the consultant shall be, a minimum at Rs.20,000/- and shall not exceed</p>	Minimum Cap of Rs. 20,000/- shall be removed as the agencies may quote abnormal less rate to gain the work.	As per mentioned in tender documents.

	Rs.1,00,000/- (Excl. GST). The actual fee within this range shall be as per the rate quoted by the consultant in their tender submission.		
8.	<p>Chapter VIII</p> <p>Consultant's offer: The tender / offer shall be inclusive of all prevailing taxes and duties etc. even though they are not mentioned out separately. No extra payment shall be made on this account.</p>	The offer is to be without G.S.T.	<p>Consultant's offer: The tender / offer shall be including of all prevailing taxes and duties etc. excluding of GST. Even though they are not mentioned out separately. No extra payment shall be made on this account.</p>
9.	Joint Venture		Joint venture allowed. Provided that the applicant / major partner shall be a registered structural engineer.
10	<p>Chapter -III/Part-II, Point no.(ii)</p> <p>The estimates prepared by the Architects of MBRRB panel shall be proof-checked and certified by the Structural Auditor.(Page no.20)</p>	It is requested to mention the time period for proof checking of repair estimate submitted by from MHADA appointed Architect as 10% fees would be retained till that period.	Tender conditions prevail.
11	Not mentioned in DTP	It is requested that 1 bidder shall only be awarded only 1 tender in case he becomes L1 in multiple tenders across 4 Zones of MBRRB.	It will be decided at the time of technical evaluation considering work in hand and available resources.
12	Not mentioned in DTP	To get the structural stability certificate with structural Audit.	Tender conditions prevail.

[Signature]
Executive Engineer / E-1 Divn
M.B.R.R. Board

13/01/2026

[Signature]
Dy. Chief Engineer / (Zone-III)
M.B.R.R. Board

10/02/2026