



NOTICE INVITING BIDS

Reserve Bank of India, Premises Department, Central Office, Fort, Mumbai – 400001 invites Techno-Commercial Bids (Two-Stage Two-Envelope Bidding Process) from empanelled Design and Build Construction Agencies (DBCAs) for the following Project on Design and Build Mode:

Sr. No.	Particulars	Details
1	Name of the Project	Development of New Central Office Building for Reserve Bank of India (RBI) on Design & Build (DB) Mode at Nariman Point, Mumbai
2	Tender No.	RBI/PD-Central Office Departments/SPC/2026
3	Estimated Cost of the Project	Rs.1586 Crore
4	Earnest Money Deposit (EMD) NEFT/RTGS/DD/BG	All DBCAs shall submit EMD as follows: (i) NEFT / RTGS Rs. 31.72 Crore to be remitted by NEFT/RTGS through: A/C No. 41861403873 Beneficiary Name-Reserve Bank of India IFSC Code: RBIS0COD001 (5th, 9th & 10th letter from beginning is zero) OR (ii) Demand Draft/Bank Guarantee: Rs. 31.72 Crore in the form of Demand Draft/Bank Guarantee In favour of Reserve Bank of India to be submitted in physical form along with Stage I: Submission of three Concept Designs to The Chief General Manager i-C, Reserve Bank of India, Premises Department, Central Office, Mumbai – 400001 The Bank Guarantee shall be as per Form C of Bidding Document Volume I of V
5	Tender Fee	Rupees 10,000/- Ten Thousand Rupees Only (Inclusive GST) payable by Demand Draft
6	Issue of Bidding Document	On April 16, 2026

7	Bidding Document	<p>Bidding Document consists of five Volumes as below:</p> <table border="1" data-bbox="735 293 1410 837"> <tr> <td data-bbox="735 293 906 331">Volume I</td> <td data-bbox="906 293 1410 331">Bidding Procedures</td> </tr> <tr> <td data-bbox="735 331 906 412">Volume II</td> <td data-bbox="906 331 1410 412">Employer's Requirements and Supplementary Information</td> </tr> <tr> <td data-bbox="735 412 906 685">Volume III</td> <td data-bbox="906 412 1410 685">Conditions of Contract for Plant & Design Build SECOND EDITION 2017, Reprinted 2022 with Amendments (Yellow Book) published by the Federation Internationale des Ingenieurs – Conseils (FIDIC)</td> </tr> <tr> <td data-bbox="735 685 906 766">Volume IV</td> <td data-bbox="906 685 1410 766">Particular Conditions Part A - Contract Data</td> </tr> <tr> <td data-bbox="735 766 906 837">Volume V</td> <td data-bbox="906 766 1410 837">Particular Conditions Part B – Special Provisions</td> </tr> </table>	Volume I	Bidding Procedures	Volume II	Employer's Requirements and Supplementary Information	Volume III	Conditions of Contract for Plant & Design Build SECOND EDITION 2017, Reprinted 2022 with Amendments (Yellow Book) published by the Federation Internationale des Ingenieurs – Conseils (FIDIC)	Volume IV	Particular Conditions Part A - Contract Data	Volume V	Particular Conditions Part B – Special Provisions
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Volume V	Particular Conditions Part B – Special Provisions											
8	Site Visit	At 10.30 AM on April 28, 2026, at Nariman Point, Mumbai										
9	Last date for submission of Pre-bid queries, if any	May 05, 2026 up to 17:00 Hrs (via email spcellco@rbi.org.in)										
10	Date of holding Pre-bid meeting	May 11, 2026, 03:00 PM at the Office of: The Chief General Manager -I-C, Reserve Bank of India, Premises Department, Central Office, Fort, Mumbai – 400001										
11	Date for issue of Corrigendum, if any, to Bidding Document on RBI website.	Will be communicated separately										
12	Two - Stage Bidding Process	<p>There are two Stages in the Bidding Process:</p> <p>Stage I: Submission of three Concept Designs by DBCA</p> <p>Stage II: Submission of Techno-Commercial Bid and Financial bid in two Parts i.e. 1) Envelopes for detailed design proposal based on Concept Design approved by the Employer and 2) Financial bid.</p>										
13	Stage I											
	13.1	Last Date and Time for submission of three Concept Designs	June 16, 2026, till 02:00 pm									
	13.2	Date of approval by the Employer for one Concept Design of each DBCA	Will be communicated by the Employer.									
14	Stage II											

	14.1	<p>Last date & time for submission of Techno-Commercial Bid for approved Concept Design (with reasonably sufficient details to enable the Employer to evaluate and score the Concept Design) in two Parts/ Envelopes as follows</p> <p>(1) Part/Envelope 1: Technical Bid (2) Part/Envelope 2: Financial Bid</p>	1.5 Months from formal approval of concept design by the Employer.
	14.2	<p>Stage II Part/Envelope 1 Technical Bid Date and time of opening of Part/Envelope 1: - Technical Bid.</p>	Will be communicated by the Employer
	14.3	Date and time of presentation of the approved Concept Design to the Evaluation Committee	Will be communicated by the Employer
	14.4	<p>Stage II Part/Envelope 2 Financial Bid Date and time of opening of Part/Envelope 2: - Financial Bid.</p>	Will be communicated by the Employer
15	Time for Completion	<p>Time for Completion of the Project shall be 60 (Sixty) months (including monsoon) from the Commencement Date.</p> <p>This includes the time taken for obtaining Municipal Approvals, all Statutory Permissions / Approvals, obtention of commencement certificate etc. Execution of the work to obtain Occupation Certificate and all statutory connections, will include the monsoon period.</p>	
16	Defects Liability Period	24 months from the date of issuance of Taking Over Certificate	
17	Performance Security	5% of the Accepted Contract Amount (including GST) in the form of Bank Guarantee as per Form D of Bidding Document Volume I of V	

Note: This notice is being published for information only and is not an open invitation to quote in this limited tender. Participation in this tender is by invitation only and is limited to the selected Procuring Entity's enlisted /empanelled construction agencies. Unsolicited offers are liable to be ignored. However, contractors who desire to participate in such tenders in future may apply for enlistment with RBI as per procedure.