



DISCLAIMER AND NOTES:

All efforts have been made to ensure that information contained in this document is updated and accurate. However, The PIMS Medical and Education Charitable Society (PMECS) cautions that information, regulations and interpretation of the same can change over a period of time. Use of the enclosed information and any subsequent personal, business or other decisions should be taken after due consideration and obtaining relevant legal or other advice. PIMS Medical and Education Charitable Society (PMECS) will not be liable for the results of any decisions or actions taken basis the contents of this document. The intellectual property of this document belongs solely and entirely to PIMS Medical and Education Charitable Society.

1. INTRODUCTION

PIMS Medical and Education Charitable Society (PMECS) (hereinafter referred to as 'PIMS') requests proposals to invite consortiums, experienced in various aspects of healthcare design and development, for the development of Hostels, Faculty Residences and other Ancillary Buildings on Design and Build basis and for Punjab Institute of Medical Sciences at Jalandhar, Punjab: hereinafter referred to as the "**PROJECT FACILITY**".

Proposers are invited to submit proposals in accordance with the details given in this Request for Proposals ("RFP"), including the appendices and exhibits ("the Request").

Proposers are requested to carefully peruse through this RFP and the appendices and exhibits appended thereto before submitting their proposals.

2. GENERAL CONDITIONS AND INSTRUCTIONS

All costs and expenses incurred by the Proposers in any way associated with the development, preparation and submission of Proposals, including but not limited to; the attendance of meetings, discussions, demonstrations etc. and providing any additional information required by PIMS will be borne entirely and exclusively by the Proposer.

No binding legal relationship shall exist between any of the Proposers and PIMS until acceptance of the job award, except the Pre-Contract Integrity Clause. Post evaluation and finalization of the definitive agreement to be signed by the Successful Proposer. For the other Proposers, the Pre-Contract Integrity Clause will be binding on them for any acts/ omissions committed by the Proposer in violation/ breach of the said Pre-Contract Integrity Clause.

Each Proposer acknowledges and accepts that PIMS may in its absolute discretion vary selection criteria specified in the document for evaluation of proposals for short listing / selecting the eligible Proposers.

Every Proposer will, by submitting it's Proposal in response to this RFP, be deemed to have accepted the terms of this RFP and the Disclaimer.

RFP: Request for Proposal by The PIMS Medical and Education Charitable Society (PMECS)

All Proposers must ensure that all amendments/enhancements (if any) in the RFP have been considered by them before submitting the Bid. PIMS will not be responsible for any omission by Proposer/s.

PIMS will notify all short-listed Proposers in writing or by email as soon as possible, the acceptance or rejection of their Proposals. PIMS is not obliged to provide any reasons for any such acceptance or rejection.

3. SUBMISSION OF PROPOSALS

To be eligible for consideration, proposals must be received by the PIMS no later than 5 pm Indian Standard Time on 31st January 2023, addressed to: Resident Director, PIMS Medical and Education Charitable Society (PMECS), Garha Road, Jalandhar 144006

It would be preferred if the proposals could be sent electronically by email. However, print submissions are also acceptable. The proposal must be sent/signed by a representative of the proposer who is authorized to bind the proposer (a copy of such authorization must be enclosed), and must also contain the names, addresses, email ID and telephone numbers of the individuals with authority to bind the proposer and who may be contacted during the period of proposal evaluation. Engagement costs, with detailed break-up, must be provided as part of the proposal.

All inquiries regarding the Request should be directed to Resident Director, PIMS Medical and Education Charitable Society (PMECS), Garha Road, Jalandhar 144006

PIMS reserves the right to unilaterally extend the submission deadline and in the event the deadline is extended, it shall be so extended to all proposers.

4. THE PROJECT

The Project is located at a Site in Jalandhar. The details of the Project Site are specified in [“Appendix 1 – Project Site”](#).

The Project envisages development and operationalization of various Hostels, Residences and other Ancillary Buildings of the Project Facility at Jalandhar, Punjab as listed in [“Appendix 2 - The Project”](#) at the Project Facility.

The Project Facility shall be made fully functional and operational as per National Medical Commission (“NMC”) regulations including obtaining necessary approvals from NMC and other statutory authorities. The development includes completion of building works, all internal and external services including plumbing, HVAC, fire detection, fire alarm and fire safety system, medical gases, stand by power generation for uninterrupted power supply, steam generation, communication system, security system etc, providing of furnishing, supply, installation and commissioning of all engineering equipment, plant and machinery, etc.

5. SERVICES REQUESTED

The professional services requested to be rendered by the successful proposer and forming the Scope Of Work under the present RFP are detailed in [“Appendix 3 – Scope of Work”](#).

PIMS shall have the right to expand, reduce or modify in any manner, the Scope of Work at any stage prior to selection of the successful proposer. In the event the Scope of Work is expanded, reduced or otherwise modified, all proposers shall be informed at the same time and granted an opportunity to amend or withdraw their proposals.

6. SELECTION CRITERIA

Only Consortiums shall be eligible to submit proposals in response to the present RFP. The Consortium should comprise of and be able to mobilise a team headed by a lead consultant with expertise in comprehensive architectural design and planning, particularly for healthcare projects. The lead consultant will also need team members with expertise in / access to expertise in various sub-disciplines in order to deliver the scope pf the project.

The proposal from the Consortium should answer the following questions for PIMS (To be read in conjunction with [8. Documents Comprising The Bid](#)):

- How the consultants will respond to the brief:
 - The strategy for consultation and involvement
 - The strategy for background research
 - An explanation of how other work will be carried out and delivered
- The range of professional skills which the people involved in the project will need, including the names and CVs of proposed team members and their specific responsibilities and any arrangements for subcontracting parts of the work.
- A Resource Plan showing the breakdown of chargeable hours/ rates
- A Broad Timetable for the project, including milestones and dates, which takes account of the time needed to involve and consult people on drafts;
- The extent of knowledge and expertise of local conditions in Jalandhar, Punjab.
- Previous Experience and Background

To be eligible, the Consortium of proposers shall comprise of the following:

- An Architect having at least 15 Years experience in Healthcare Projects
- Structural Engineer with proven track record for similar projects with at least 15 Years' experience
- MEP Consultant having experience in Healthcare Projects with at least 15 Year Experience
- Project Manager having at least 20 years' experience in similar projects
- Construction agency having executed similar projects in Punjab
- Operation Team having experience in commissioning and operation of Healthcare Projects

1. An Architectural and Interior Design Firm including Role and Basis of Service and Structural Consultants.

- a. The minimum eligibility criteria for the Architect/ Architectural Firm shall be as under:

- i. Exhibiting experience in healthcare design and execution in India for a period of at least 10 years.
- ii. Experience of Design and Execution of Healthcare Projects in the State of Punjab.
- iii. Experience of design and construction in regions other than India. At least one director with international experience and registration in a country other than India will be preferred.
- iv. Have a Senior Engineer with experience of Project Execution in Healthcare Projects for the last 25 years.
- v. Have a Structural Consultant with 25 years of work experience in India exhibiting exposure and compliance with International Standards.
- vi. Consortium should be able to evolve and exhibit innovative and cost effective solutions in Design and Construction Engineering fields and other appropriate solutions to meet the Project Specifications.

2. Construction Firm:

- a. The minimum eligibility criteria for a Construction Firm shall be as under:
 - i. Experience of construction of Civil Structure along with MEP Services and must also have experience in construction of Light Gauge Frame Construction. Experience of vertical expansion of building will also be desired criteria.
 - ii. Must have extensive experience in construction in Punjab and have experienced team of Architects, Engineers.
 - iii. Must have the financial capacity to handle projects worth 100Cr in 2 years.
 - iv. Must have the turnover in the range of 75- 100 Cr
 - v. Must have plant and machinery and assets worth 40-50Cr
 - vi. Must have the completion certificates for at least 5 projects having BUA of more than 3 Lakh Sq M.

- vii. Must have an experienced team consisting of Engineers from Civil, Mechanical, Electrical Engineering with sound Project Management background

3. Structural Consultant Firm:

- a. The minimum eligibility criteria for the Structural Consultant Firm shall be as under:
 - i. Exhibiting innovative and cost-effective solutions in Design and Engineering
 - ii. Experience in range of projects ranging from Healthcare and Pharmaceuticals to Hotels and hospitals, Tall buildings, Factory Buildings and other complex structures.
 - iii. A structural consultant that takes a holistic view of the project and displays understanding of mechanical, electrical, piping services along with architecture and interior design integration.
 - iv. Be well versed with international standards on Concrete and Steel Design. An understanding and experience of British, American, DIN standards will be preferred in addition to an understanding of Indian Standards.

4. An MEP and Green Building Firm:

- a. The minimum eligibility criteria for MEP & Green Building Consultant Firm shall be as under:
 - i. Should have executed considerable projects across the country at least 1500 in number.
 - ii. Should have designed projects in areas as diverse as Healthcare Facilities, Pharmaceuticals, Clean Rooms, Educational Institutes.
 - iii. Preference will be given to engineering firm with Net Zero Design Capability and experience.

5. A Project Manager:
 - a. The minimum eligibility criteria for a Project Managerial Firm shall be as under:
 - i. Should have ample experience in handling Government and Private Body in Private Partnership Projects.

The following evaluation criteria will be used to assess the Proposals for the Consortiums:

1. Ability to Meet The Key Objectives Of The Project.
2. Innovation and Approach
3. The Quality and Experience of Staff
4. Company Capability and Experience
5. Company Procedures/ Methodologies/ Quality Regime
6. Pricing

The Client intends to evaluate proposals, finalize discussions and enter into contractual arrangements within a month of submission of proposals and commence work on the Project at the earliest possible date following the signing of contracts with the Consortium.

The Client will use the following Processes:

Step 1: Evaluate the proposals submitted and invite the Consortium for a presentation to the Core Group Of The Project.

Step 2: Short Listed Consortiums shall present their proposals to the Core Group (the date will be communicated in due course).

Step 3: Discussions and Entering into contractual arrangements with the selected Consortium.

7. PROJECT TIMELINES

The timelines for completion of various milestones in the Successful Proposer selection process are detailed below:

31/01/2023	Last date for submission of proposals.
10/02/2023	Intimation regarding site visit to eligible proposers.
20/02/2023	Last date for modification or withdrawal of proposals.
28/02/2023	Selection of successful proposals.

8. DOCUMENTS COMPRISING THE BID

Checklist of Documents To Be Submitted By each Consortium Along with Bid Document (To be Read in Conjunction With [6. Selection Criteria](#)):

- Details and Profiles of Consortium Members
- List of Projects completed.
- Documents for Financial Capabilities of the Contractor.
- Methodology Proposed for the Project.
- List of Key persons along with CV.
- List of Machinery and Plant.
- Broad Time Table for the Project.
- Fee Schedule.

9. PROFESSIONAL LIABILITY INSURANCE

The Consortium shall agree to maintain in full force and effect, during the term of the Project, usual and customary amounts of liability insurance coverage in connection with the performance or failure to perform services envisaged in this RFP.

10. LOCAL CONDITIONS AND SITE VISIT

Proposers must acquaint themselves with local conditions and factors which may have an effect on the performance of the work envisaged under this RFP. The eligible Consortium shall, at their own expense, be permitted to conduct a site visit in accordance with the timeline specified herein above.

11. PRE-CONTRACT INTEGRITY

PIMS and all Proposers of the prospective Consortium or associated sub consultants shall maintain strict confidentiality with regard to the Proposals and all communication in such respect. Further, all Proposers shall not disclose any information, except as contained in the present RFP, to any third party and in the event of such disclosure, shall indemnify PIMS for any damage/ loss arising therefrom. This Clause shall continue to bind all Proposers notwithstanding selection of the Successful Proposer.

12. COMPLIANCE WITH LAWS

The Consortium shall undertake to observe, adhere to, abide by, comply with and notify PIMS Medical and Educational Charitable Society about all laws in force or as are made applicable in future, pertaining to or applicable to them, their business, their employees or their obligations towards them and all purposes of this tender and shall indemnify, keep PIMS Medical and Educational Charitable Society indemnified, hold harmless, defend and protect PIMS Medical and Educational Charitable Society and its employees/officers/staff/ personnel/representatives/agents from any failure or omission on its part to do so and against all claims or demands of liability and all consequences that may occur or arise for any default or failure on its part to conform or comply with the above and all other statutory obligations arising there from.

PIMS shall promptly and timely obtain all such consents, permissions, approvals, licenses, etc., as may be necessary or required for any of the purposes of this project or for the conduct of their own business under any applicable Law, Government Regulation/ Guidelines and shall keep the same valid and in force during the term of the project/contract, and in the event of any failure or omission to do so, shall indemnify, keep

RFP: Request for Proposal by The PIMS Medical and Education Charitable Society (PMECS)

indemnified, hold harmless, defend, protect and fully compensate the Consortium for any liability arising as a consequence of it being a third party or Garnishee in any form to any litigation involving PIMS Medical and Educational Charitable Society and its employees/ officers/ staff/ personnel/ representatives/agents in any litigation entered into by PIMS prior to selection and awarding of the said contract for The Project as defined in this RFP.

However, For Any Liability arising from and out of a consequence of omission or failure of the working of The Project as defined in this RFP, the Consortium shall indemnify shall indemnify, keep indemnified, hold harmless, defend, protect and fully compensate PIMS Medical and Education Charitable Society (PMECS) and its employees/ officers/ staff/ personnel/ representatives/agents in any litigation against all claims or demands of liability and all consequences that may occur or arise for any default or failure on its part to conform or comply with the above and all other statutory obligations arising therefrom and PIMS Medical and Education Charitable Society (PMECS) shall give notice of any such claim or demand of liability within reasonable time to the successful Consortium.

Appendix

Appendix 1 – Project Site.

Punjab Institute of Medical Sciences
Garha Road, Jalandhar, Punjab-144006

Appendix 2 - The Project at the Project Facility.

DESIGN SERVICES REQUIRED:

1. Design For Refurbishment and Expansion of Existing Girls Hostel
 - 1.1. Existing Steel Structure of G+2 Floors accommodates 192 Students. This will be increased to capacity 300 Students Hostel with the addition of a floor in accordance with the structural consultant review and advise. Existing floors to be reviewed by architect and refurbished with enhanced layout to accommodate students better than existing facility.
2. Design For Refurbishment and Expansion of Existing L&T Office Building
 - 2.1. Existing L&T Building being used currently as a Boys Hostel accommodates 118 Students. This will be increased to capacity 200 Beds with the addition of a floor in accordance with the structural consultant review and advise. Existing floors to be reviewed by architect and refurbished with enhanced layout to accommodate beds better than existing facility.
3. Design and Construction Of New Hostel For Girls
 - 3.1. Design & Construction Package complete with interiors, furniture and fit outs for a hostel for 450 beds for Girls.
4. Design and Construction Of New Hostel For Interns
 - 4.1. Design & Construction Package complete with 150 Beds for Interns.
5. Design and Construction Of New Hostel For JRs'/SRs'
 - 5.1. Design & Construction Package complete with 80 Beds for JRs/ SRs
6. Design and Construction Of Residences For Nurses
 - 6.1. Design & Construction Package complete with 75 Accommodation numbers for Nurses.

The Project Facility shall be made fully functional and operational as per Medical Council of India ('MCI') regulations including obtaining necessary approvals from MCI and other statutory

authorities. The development includes completion of building works, all internal and external services including plumbing, HVAC, fire detection, fire alarm and fire safety system, medical gases, stand by power generation for uninterrupted power supply, steam generation, communication system, security system etc, providing of furnishing, supply, installation and commissioning of all engineering equipment, plant and machinery, etc.

Appendix 3 – Scope of Work

DESIGN SERVICES

1. MASTER PLAN

- Study the entire site, circulations, regulatory norms and prepare Master Plan indicating existing and proposed structure by way of allocation of Ground Coverage and Built-up area.
- Prepare Phasing plan for the entire project in consultation with management.
- Delineate the future expansion schemes in details.
- Landscape plans for the campus
- Road and Drains networks for the campus
- Green Building features like Rain Water Harvesting, Solar Panels, Green Areas.

2. ARCHITECTURAL AND INTERIOR DESIGN- TO PREPARE:

- Concept plans for the buildings showing horizontal and vertical traffic plan, stacking of functions, adjacencies of services
- Elevations, sections for the buildings
- Finalize Structural grids, Locations for Lifts and Stair in accordance with local codes
- Concepts for Interiors for Flooring, walls, Ceilings, Doors and Windows, Corridors, Toilets, Furniture
- Prepare mood boards for getting approvals on the Interior schemes

3. STRUCTURAL DESIGN

- Design Basis Report for Structural System, Boundary walls, Drains, faced.
- Structural Design in accordance with relevant codes and bye-laws
- Structural Models
- Bill of Quantities
- Good For construction Drawings

4. MEP SERVICES

- Design Basis Reports for
 - Heating Ventilation and Air Conditioning
 - Electrical and Low Voltage Services
 - Plumbing Services
 - Fire Fighting services
 - Water Supply Scheme
 - Waste Water Disposal system
 - Storm water Drainage System
- Bill of Quantities
- Good for Construction Drawings

5. SUBMISSION PACKAGES

- Preparation of Submission Packages for getting regulatory clearances consisting of
 - Architectural Plans
 - Area Calculations
 - Fire Fighting Plans
 - Water Supply Drawings
 - Waste Disposal Plans
 - Sections, elevations
 - MEP services Plans

6. DESIGN DEVELOPMENT AND GOOD FOR CONSTRUCTION DRAWINGS

- Detail design development for Architecture, Interior and MEP services by coordination of all services
- Good for Construction Drawings

7. CONSTRUCTION SERVICES

- Site mobilization with machines, plants, materials, labor, supervisors and Engineers
- All construction activities for Structure, MEP services and Site Development as per BOQ and approved drawings

8. PROJECT MANAGEMENT CONSULTANCY

(1) PRE-CONSTRUCTION

PROGRAMME MANAGEMENT, PROJECT STRATEGY AND BENCHMARKING

- i. Project Strategy for controlling, monitoring and trouble -shooting for Quality, Cost, Time and Safety.
- ii. To establish a Project Communication protocol with Client, Architects and Contractors.
- iii. To prepare a Master Project Schedule for Construction of various packages.
- iv. Conduct procurement workshop to establish most efficient procurement strategy for the relevant project.
 - Understand the Project requirements; establish Project phases (if any), scope and functionalities, Project brief, design brief (assumed already established and signed-off by Client).
 - Develop a detailed Project, financial and contracting strategy, including resource allocation from the various consultants, designers, engineers, vendors and other participants in the Project, if required at this stage.
- v. Obtain Client's approval on the Project strategy.

DESIGN & TENDERING DESIGN BRIEF PREPARATION

- vi. Coordinate with the Client, Design team, Consultants, advisors and the like in connection with the Project.
- vii. Coordinate with Client, Design Team and Consultants on all property, design and pre-contract issues as may be necessary.
 - Monitor that the Architect Team and Consultants investigate as far as necessary practically available data and information relating to the Project, which are relevant to the Works.
 - Provide suggestions to Client with respect to the design suggested by the Architect Team and Consultants (and in

coordination with the Architect and Consultants) in terms of overall constructability and maintenance friendly details.

Coordinate with the Architect Team and Consultants to review build-ability and technical design of proposals with appropriate consultants, vendors and the like.

- viii. Establish procedures for checking, compliance with designs and specifications.
 - In conjunction with Architect Team and Consultants, advise on the need for quality assurance schemes, defects insurance and product guarantees. Take all reasonable steps to put promptly into place such schemes and to obtain such insurance and warranties.

TENDERING

- Prepare detailed strategy and management of Work Packages as well as supply packages.
- Develop parameters for qualification of vendors and pre-qualify vendors based on parameters approved by Client.
- Assist Client in evaluation of design and specification, makes of materials with the appointed Design Team and Consultants.
- Develop and seek final budget approval from Client.