

1. INTRODUCTION

PIMS Medical & Educational Charitable Society (hereinafter referred to as "PMECS") requests proposals to invite architectural companies, experienced in various aspects of healthcare design and development, for the development of a 250 Bedded Super Specialty Hospital on Design basis: hereinafter referred to as the "PROJECT FACILITY".

2. SUBMISSION OF PROPOSALS

To be eligible for consideration, proposals must be received by PMECS no later than 15th June 2024 addressed to: Dr. Kanwaljit Singh, Executive Chairman, Punjab Institute of Medical Sciences (PIMS), Garha Road, Jalandhar, Punjab 144006

3. 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 a Super Specialty Hospital as part of the project Facility at Punjab Institute of Medical Sciences, Jalandhar as listed in "[Appendix 2- The Project](#)" at the Project Facility.

4. 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](#)".

PMECS 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.

5. SELECTION CRITERIA

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 Bidder.

The Client will use the following Processes:

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

Step 2: Short Listed bidders 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 bidder.

6. DOCUMENTS COMPRISING THE BID

Checklist of Documents to Be Submitted By each bidder along with Bid Document (To be Read in Conjunction With [5. Selection Criteria](#)): As per [“Appendix3–ScopeofWork”](#).

Appendix 1 – Project Site

Punjab Institute of Medical Sciences (PIMS)

Garha Road, Jalandhar

Punjab 144006

Appendix 2 - The Project

DESIGN SERVICES REQUIRED:

1. Design of G+5 Floors New Super Specialty Hospital in identified area, with built up area of 2,00,000 sq ft comprising
 - 1.1. Reception,
 - 1.2. Retail Area & Pharmacy
 - 1.3. OPDs (including PHC, Sample Collection, Radiology and OPD chambers)
 - 1.4. Dialysis, Daycare Chemotherapy & Gastroenterology Suites
 - 1.5. 5 OTs
 - 1.6. 2 Cath Labs
 - 1.7. 4 ICUs
 - 1.8. In Patient beds
 - 1.9. Radiation Oncology Block with Bunkers

2. Total breakup of inpatient Census beds would include
 - 2.1. 50 Single Occupancy rooms
 - 2.2. 60 Twin sharing beds (30 rooms)
 - 2.3. 80 ICU beds (divided into 4 separate ICU areas)
 - 2.4. 60 Ward Beds
 - 2.5. 20 OPD Chambers

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.
- Delineate the future expansion schemes in detail.
- Green Building features like Rainwater Harvesting, Solar Panels, Green Areas.

2. ARCHITECTURAL AND INTERIOR DESIGN- TO PREPARE:

- Concept plans for the building stacking of functions, adjacencies of services
- Elevations, sections for the buildings
- Finalize Structural grids, Locations for Lifts and Stairs 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 byelaws
 - 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
 - Wastewater 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