



Office of the Director
INDIRA GANDHI INSTITUTE OF MEDICAL SCIENCES,

SHEIKHPURA, PATNA - 800 014 (Bihar, India)

Tel.: 0612 - 2297631, 2297099; Fax: 0612 - 2297225; Website: www.igims.org;

E-Mail: director@igims.org

Memo No. 3671/Adm/Engg Cell/18

Date : 04/ 09 /2018

EXPRESSION OF INTEREST No.: 14/ 2018-19

I.G.I.M.S. , Patna invites E.O.I. from prospective bidders for Development of Multilevel Car Parking for accommodating 400 four wheelers and 250 two wheelers on PPP Mode. The Project also entails potential for earning revenue from development of mixed use such as food court and shopping complex under P.P.P mode on revenue sharing basis or rental basis within specified area.

Other details terms and conditions for submission and evaluation of application are provided in EOI documents which can be seen downloaded from the website www.eproc.bihar.gov.in

The Bidders are advised to make them self well aware and acquainted with the site condition before EOI submission.

S.No..	Name of Work	Cost of Bid Documents (Non Refunded) Rs	E-Tendering fee (Non Refunded) Rs	Time of Completion of Work.
	Civil & Electrical			
01	Construction of Multilevel Car Parking in IGIMS Campus Patna.	Rs.10,000/-	Rs. 1180/-	18 Months
Time schedule is as follows :				
01	Date and time for obtaining Tender Documents (only through www.eproc.bihar.gov.in)	06/09/2018 to 18/09/2018 till 3.00 PM		
02	Date and place of Pre Bid Meeting	22/09/2018 at 11.30 AM in Conference Hall of IGIMS, Patna.		
03	Date of Reply of outcome of Pre Bid	24/09/2018 till 11:50 PM.		
04	Date and place for submission of Tender Documents on www.eproc.bihar.gov.in)	Up to 29/09/2018 till 3:00 PM IGIMS, Patna.		
05	Date and place of opening of Tender (Technical Bid only on www.eproc.bihar.gov.in)	01/10/2018 at 3:00 PM in Conference Hall of IGIMS, Patna.		
06	Date and place of opening of Tender (Price Bid only on www.eproc.bihar.gov.in)	Date of opening of price bid of Technically valuable Tender shall be intimated only through www.eproc.bihar.gov.in		

Sd/-
Director,
IGIMS, Patna.



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Tel.: 0612 - 2297631, 2297099; Fax: 0612 - 2297225; Website: www.igims.org;

E-Mail: director@igims.org

EOI No.:

Date:

Expression of Interest for

DEVELOPMENT OF MULTI LEVEL CAR PARKING (MLCP)

AT

INDIRA GANDHI INSTITUTE OF MEDICAL SCIENCES – PATNA (IGIMS)

ON

PUBLIC PRIVATE PARTNERSHIP (PPP) MODE

EOI submission Due Date : up to 29.09.2018 till 3.00 PM.

IGIMS – Patna at its discretion may or may not invite bids only from those firms which express their interest in response to this invitation and fulfil the above requirements. IGIMS – Patna reserves the right to reject any or all EOI received without assigning any reasons whatsoever.

Who can Apply:

- Single Bidder;
- Should have experience in Project development and construction of parking for minimum five years.

Pre Bid Meeting: A Pre Bid meeting is scheduled to be held on **22/09/2018** at 11.30 A.M. at Conference Hall, IGIMS – Patna.

The EOI document may be downloaded from www.eproc.bihar.gov.in till 18/09/2018 at 3.00 PM Filled in EOI document should reach Office of the undersigned with a non-refundable demand draft of INR Rs.10,000/- towards the cost of the EOI document in favour of Director, IGIMS – Patna (payable at Patna).

Address for Submission of EOI: The Director Indira Gandhi Institute of Medical Sciences, Sheikhpura, Patna – 800 014 (Bihar, India)	For more details please contact: Er. Akhileshwar Prasad Superintending Engineer IGIMS – Patna. Mobile: 9473191842
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DISCLAIMER

1. Though adequate care has been taken in the preparation of this Expression of Interest Document (EOI document), the Bidder should satisfy themselves that the Document is complete in all respects.
2. Neither IGIMS – Patna nor their employees make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI document. Each prospective Bidder should conduct their own investigations and analysis and check the accuracy, reliability and completeness of the information in this EOI document and obtain independent advice from appropriate source before submission of this EOI document. All statutory approval will be the responsibility of the bidder.
3. Neither IGIMS – Patna nor their employees will have any liability to any prospective Bidder or any other person under the law of contract, for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document.
4. IGIMS – Patna reserves *the right, without any obligation or liability, to accept or reject any or all of the EOIs, at any stage of the process, to cancel or modify the process, or any part thereof, or to vary any of the terms and conditions, at any time, without assigning any reason whatsoever.*
5. IGIMS – Patna reserves the right to modify or amend or add to any or all of the provisions of this EOI document or cancel the present Invitation and call for fresh Invitations.
6. Neither IGIMS – Patna nor their employees will have any liability in case of non-receipt of any correspondence from them to the bidders due to the postal delays.
7. The applicable laws for the purpose are the laws of India. Courts of Patna will have jurisdiction concerning or arising out of this EOI document.
8. The Pre-Bid Meeting being conducted by IGIMS – Patna is to disseminate information about the project and exchange ideas; and is not a pre-qualification for participating in the bid. The bidding for the project will take place through a single-stage system which will include a public advertisement inviting Technical and Financial proposals with the Request for Proposal document being downloadable from the website. www.eproc.bihar.gov.in
9. The bidders are expected to know the relevant rules and regulations of the respective local authorities concerning the site and building-byelaws and City Development Plan.
10. The lease term will be for 30 years only. In case of satisfactory performance the time of lease may be extended for further 10 years.
11. In case of allotment of the work the bidder has to deposit B.G. or D.D. of Rs. 10,00,000.00 which will be kept as security.
12. Rate of parking fee will be decided as per the offer obtained.
13. Penalty clause for delaying the construction were beyond the specified period will be applicable as per the P.W.D. guidelines.
14. Maintenance, Cleaning Electrical Charges, water charges & holding tax will be borne by the bidder.
15. No subletting of work in any manner shall be permitted.
16. Bidder has to ensure that all vehicles must be parked in the parking & not outside this area.
17. In case of any dispute between IGIMS and bidder the case will be referred to Director, IGIMS Patna.
18. In case of non performance, the Director shall have right to terminate the work.
19. For any antisocial activity the bidder will be fully responsible.
20. In case of theft of any vehicle the bidder will be responsible.
21. Labour Law will be applicable as per the labour rule.

ABBREVIATIONS

EOI	Expression of Interest document
GoB	Government of Bihar
GoI	Government of India
IGIMS - PATNA	Indira Gandhi Institute of Medical Sciences
LM	Lead Member
RFP	Request for Proposal

INTRODUCTION

Project Background

Indira Gandhi Institute of Medical Sciences, Sheikhpura, Patna - 800 014 is the premiere medical institute of the state of Bihar - established by the act of Assembly and functioning under Department of Health and Medical Education, Government of Bihar. Various facilities are being developed at this Institute to cater to needs of patients belonging to the state of Bihar and neighbouring states. It is situated at sprawling 133 Acre campus in the heart of city with important landmarks of the city like Airport, Rajbhawan, Secretariat, Vidhan Sabha, High Court, Patna Junction Railway Station and Bus Stand being located within 6 kilometers of the institute. Being situated at Main Baily Road, it is easily accessible round the clock.

Indira Gandhi Institute of Medical Sciences, Patna is a tertiary care hospital, providing treatment in various super-specialties. Patients referred from various hospitals and medical colleges come here with high hopes for highly specialised treatment. The facility of treatment is not limited to referred patients from outside. Those patients who are not referred from any of the medical institution are evaluated first in filter clinic and then from filter clinic they are referred to appropriate departments.

At present the institute provides clinical services in various disciplines including Nephrology, Urology, Gastroenterology, G.I.Surgery, Neurology, Neurosurgery, Cardiology, Internal Medicine, Endocrinology, Pulmonology, Reproductive Biology, General Surgery, Paediatric Surgery, Paediatric Medicine, Community Medicine, Obs. & Gyane. Regional Institute of Ophthalmology and Regional Cancer Centre (Cancer Treatment and Research Centre) are providing specialised services in respective fields. Clinical services are backed by investigative services including conventional radiology, Ultrasound, 128 Slices C T Scan, Biochemistry, Histo-pathology, General Pathology, Microbiology, Video-endoscopy, Urodynamics etc. Institute provides emergency services to acutely all patients. Apart from above, 10 bedded ICCU, 8 – Bedded CCU and NICU are also operational. Institute also have “State of Art” two nos. of Modular Operation Theatres apart from nine nos. of Operation Theatres. All the Operation Theatres, ICCU, CCU etc. are covered with Comprehensive Medical Gas Pipeline System for supply of Oxygen, Nitrous, Vacuum and Compressed Air.

Objective and BIDDING PROCEDURE

Expression of Interest (EOI) are invited from the bidder who have minimum five years experience in the respective field such as project development / construction of parking complexes and/or (ii) project development / construction of townships, shopping complexes, commercial complexes, industrial parks, technology parks, institutions, hotels, highways etc. for Development of Multilevel Car Parking under Public Private Partnership (PPP) framework. The revenue model may be either through collection of user charges or through Advertisement rights or both. IGIMS – Patna is open to explore other revenue generating options like one floor ear marked for food court and shopping complex. The interested bidders are requested to visit the site. A pre- Bid meeting has been scheduled on 24/09/2018 at 11.30 A.M in the Conference Hall of IGIMS – Patna for discussions on the project including the proposed implementation model, options for revenue generation for the selected developer.

PREPARATION AND SUBMISSION OF EOI

Language

The EOI and all related correspondence and documents should be written in the English language. Supporting documents and printed literature furnished by the Bidder with the EOI may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the EOI, the English language translation shall prevail. It should be noted that any document in foreign language, not accompanied by an English version and duly authenticated, will be liable for rejection.

Correspondence / Enquiries

All correspondence / enquiries should be submitted to the following in writing:

**The Director
Indira Gandhi Institute of Medical Sciences,
Sheikhpura,
Patna – 800 014 (Bihar, India)**

Sealing and Marking of EOI

The envelope shall indicate the name, address and contact phone number of the Bidder (or the Lead Member in case of a Consortium).

The envelope shall clearly bear the following identification:

**“Expression of Interest for Development of Multi Level Car Parking at IGIMS
– Patna on Public Private Partnership (PPP) mode”**

The envelope shall be addressed to:

**The Director
Indira Gandhi Institute of Medical Sciences,
Sheikhpura,
Patna – 800 014 (Bihar, India)**

EOI Due Date

EOI should be submitted on or before the EOI due date as set out in the Schedule for Bidding Process, at the address as mentioned above in the manner and form as detailed in this EOI Document.

Late EOI

Any EOI received by IGIMS – Patna after the due time and date will be returned unopened to the Bidder.

Pre Bid Meeting

Interested entities are invited to attend a Pre-Bid Meeting on 22/09/2018 at 11.30 A.M. at **Conference Hall, IGIMS – Patna**. The meeting will review the various options/ issues in the development of the project in consultation with the prospective Private Partners.

CHECK LIST

The EOI shall accompany the following:

1. Letter of Application duly signed by the Authorized person on the letter head.
2. Details of Bidder along with the Incorporation and commencement of business certificate attested by the Authorized Person.
 - i- Experience
 - ii- Registration Certificate (in State P.W.D. or C.P.W.D. in approved category)
 - iii- Turn Over for last three years duly certified by C.A.
 - iv- G.S.T. No.
 - v- Up to date Income Tax clearance
 - vi- Demand Draft of Rs. 10,000=00 in favour of Director, IGIMS, payable at Patna.
3. The details to be provided as per Annexure 3 & 4.

ANNEXURE 1

FORMAT FOR LETTER OF APPLICATION on Rs. 1,000=00 Non Judicial Stamp

[On the Letter Head of the Bidder]

To,

Date: _____

**The Director
Indira Gandhi Institute of Medical Sciences,
Sheikhpura,
Patna – 800 014 (Bihar, India)**

Sir,

Subject: “Expression of Interest for Development of Multi Level Car Parking at IGIMS – Patna on Public Private Partnership (PPP) Mode”.

Being duly authorized to represent and act on behalf of _____ (hereinafter referred to as "the Bidder"), and having reviewed and fully understood all of the requirements and information provided, the undersigned hereby express our interest to develop Multi Level Car Parking at IGIMS – Patna on PPP Mode.

We confirm that we have examined the terms and conditions published in the EOI advertisement and accordingly submitting the proposal for the captioned project.

The undersigned hereby also declares that the statements made and the information provided in the EOI is complete, true and correct in every detail and unconditional.

Yours faithfully,

(Signature of Authorised Signatory)

(Name, Title and Address of the Bidder)

ANNEXURE 2

DETAILS OF BIDDER

1. (a) Name
(b) Country of Incorporation
(c) Address of the corporate headquarters and its branch office (s), if any, in India
(d) Date of incorporation and / or commencement of business

2. Brief description of the Company including details of its main lines of business and proposed roles and responsibilities in this Project

3. Name, Designation, Address and Phone Nos. of Authorized Signatory of the Bidder:
 - (a) Name:
 - (b) Designation:
 - (c) Company:
 - (d) Address:
 - (e) Telephone No:
 - (f) E-mail Address:
 - (g) Fax No:

ANNEXURE 3

FORMAT FOR TECHNICAL EXPERIENCE
Experience of the Bidder

Experience details for minimum technical qualification

Name of Bidder:	
1.	Name of Project:
	Location of the Project:
2.	Cost of the Project (INR)* (excluding the Land Cost):
3.	Project Start Date and End Date
4.	Type of the Project
5.	Total Built Up Area

Signature of Authorized Person

ANNEXURE 4

FORMAT FOR ESTABLISHING FINANCIAL CAPABILITY OF THE BIDDER

Format for Financial Capability of Single Bidder

Net worth

Net worth (INR Crores)		
FY 2017-18	FY 2016-17	FY 2015-16

Note:

Net-worth = (Paid up Share Capital + Reserves and Surplus) – (Revaluation reserve + Miscellaneous expenditure to the extent not written off + Debit balance of Profit/loss account)

Signature of Authorised Person