

**Ministry of Health & Family Welfare  
Government of India**

**EXPRESSION OF INTEREST (EOI)**

**Notice No.:** No.HSCC/153/EOI&RFP/MP/01

**Date:** 09.07.2007

Request for "Expression of Interest" from Firms for participating in National bidding for "Preparing Comprehensive Redevelopment OF Master Plan of existing Lady Hardinge Medical College & its Associated Hospitals alongwith Residential block at New Delhi".

Interested Firms having experience in master planning and design of healthcare institutions are hereby invited to submit their "Expression of Interest(EOI)"as per the prescribed proforma addressed to General Manager (PG – I), M/s. HSCC (India) Ltd., E-6 (A), Sector – I, Noida – 201301(U.P).

The Firms should be capable of handling the project In –House, JV/Consortia of firms are not permitted..

The prescribed proforma containing the details regarding the scope of work, qualifying criteria etc. can be obtained obtained in person on any working day from 10.07.07 to 30.07.07 up to 16.00 Hrs from HSCC (I) Ltd, E-6A, Sector 1 Noida, U.P on payment of Rs 5000/- in cash or in the form of Demand Draft / Banker's cheque in favour of HSCC (I) Ltd payable at Noida/Delhi or may be downloaded from website [www.hsccltd.co.in/tender.html](http://www.hsccltd.co.in/tender.html) and submitted along with a demand draft of Rs 5000/- in favour of HSCC(I) Ltd. Payable at Noida.. The last date of submission of sealed Pre-qualification application document complete in all respects is 31.07.07 up to 16.00 hrs. HSCC reserves the right to Accept or Reject any/all applications without assigning any reason thereof.

**General Manager (PG-I)  
HSCC (India) Limited**

**MINISTRY OF HEALTH & FAMILY  
WELFARE**

**GOVT. OF INDIA**

**THROUGH HSCC (India) LTD.**

**REQUEST FOR EXPRESSION OF INTEREST  
(EOI)**

**FOR**

**PREPARING COMPREHENSIVE REDEVELOPMENT OF  
MASTER PLAN OF EXISTING LADY HARDINGE MEDICAL  
COLLEGE & ITS ASSOCIATED HOSPITALS ALONGWITH  
RESIDENTIAL BLOCK AT NEW DELHI**

**EOI DOCUMENT NO.**

**HSCC/LHMC-CMP/2007**

**DATE OF ISSUE:**

**10.07.2007**

**LAST DATE & TIME OF SUBMISSION:**

**31.07.2007 UP TO 16.00 Hrs**

**Expression of Interest for Comprehensive Redevelopment of Master Plan of  
existing LHMC & Associated Hospitals**

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## **EXPRESSION OF INTEREST**

### **SECTION I**

#### **1. GENERAL**

##### **1.1 BACKGROUND**

Lady Hardinge Medical College and its associated Hospitals viz., Smt. S. K. Hospital and Kalawati Saran Children's Hospital is located on the fringes of Connaught Place in New Delhi and spread out over an area of 67 acres approx. The campus is surrounded by Shaheed Bhagat Singh Road on the South and Punchkuian Road on the North. A Metro Rail corridor is existing along the Punchkuian Road.

The College was founded in the year 1914 with the intention of providing medical education to Women. From the day of its inception apart from bringing out qualified doctors, many of whom have gained national and international fame, this medical college has been providing comprehensive healthcare to patients of all ages. The LHMC was formally opened in February 1916 with 16 students. The institute is presently admitting 130 under-graduate & 70 post-graduate students annually. Besides undergraduate courses, the institute conducts postgraduate degree courses in 19 disciplines and diploma courses in 6 disciplines.

Starting in 1916 with only 80 beds for the Departments of Medicine, Obstetrics and Gynaecology, Lady Hardinge Medical College now has bed strength of 877 beds in Smt. S.K. Hospital and 350 beds in Kalawati Saran Children's Hospital. A separate out-patient block was started in 1958 to cater to the needs of ever increasing population of Delhi.

Kalawati Saran Children's (KSC) Hospital was established to act as a centre of excellence for comprehensive Paediatric care and Research. It has the largest neonatal wing in Delhi with 84 beds. The opening of Indo-Japan new block has created facilities for 150 additional beds. Besides, the hospitals are providing medical care to almost 9.5 lacs patients annually.

## **1.2 NEED FOR COMPREHENSIVE MASTER PLAN REDEVELOPMENT**

The institute is a tertiary level referral centre. It gets patients not only from Delhi but also from several parts of India as being the oldest Medical College in Delhi. The present infrastructure and facilities are inadequate and are under severe strain to cope up with the present patient load.

The institute has grown over the years; however the growth of the institute has been haphazard and need based. Over the years some of the buildings have turned into heritage buildings. Besides, most of the buildings including the hospital building have outlived their life and are in a dilapidated condition and have been declared unsafe. In this present scenario it is not possible for the institute to expand; thereby hindering the planned growth of the institute.

Hence, there is a need for comprehensive redevelopment of Master Plan of the Medical College and its associated hospitals and other infrastructure facilities for proper growth in all the disciplines, optimal utilisation of land and future expansion and overall growth of the institute.

The redevelopment of the institute would require the dilapidated buildings to be demolished, maintaining the heritage buildings and construction of new buildings without affecting the functioning of the hospital.

The upgraded institute is expected to provide top quality state of the art super-speciality healthcare and will train medical graduates and post-graduates with international levels of quality and efficiency in health care delivery.

## Expression of Interest for Comprehensive Redevelopment of Master Plan of existing LHMC & Associated Hospitals

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### ROLE/SCOPE OF THE FIRM

The selected Firm is expected to prepare a Comprehensive Redevelopment of Master Plan for Lady Hardinge Medical College and its associated Hospitals viz., Smt. S. K. Hospital and Kalawati Saran Children Hospital. The firm inter alia shall:

- Review existing and proposed buildings and services under preparation of enlarged concept plan, interact with Hospital authorities and assess the exact requirement of Client for preparation of Comprehensive Redevelopment of Master plan
- Carry out site evaluation, analysis of architectural character, social issues and heritage
- Prepare site zoning
- Prepare preliminary proposal for redevelopment and their impact on immediate environs
- Carry out volumetric study and urban form recommendations including pedestrian / vehicular movement and parking, bulk services systems and their impact has to be identified and conceptual schemes suggested.
- Prepare space programming for the proposed spaces, existing spaces and relocation of spaces to achieve the integrated proposed redevelopment plan which would lead to phased implementable Master plan.
- Review of existing medical services and redevelopment of the said services
- Prepare Site Plan clearly marking all the existing structures and proposed structures/ additions/ alterations and demolitions.
- Submit 3D view/model, blow-ups of critical areas/computer walk throughs to substantiate the conceptual design to the Client. The concept design should conform to codes, standards, legislations and statutory norms.

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- Prepare schedule for the entire Redevelopment of Master Plan (Prepare a programme of work showing phased demolition and construction schedule ensuring that the functioning of the hospital is not affected during redevelopment activities. Besides, the firm shall take appropriate measures as per statutory regulations for the buildings that are declared as heritage buildings. (The programme to be supported with network and other charts)
- Prepare preliminary estimate of cost on cubic content or area basis supported with details of rates adopted
- Obtain approvals and clearances of concept Master Plan from all Local authorities and concerned agencies
- Coordinate with agency working on enlarged concept plan.

## **QUALIFYING REQUIREMENTS**

- a) Firm shall have a demonstrable track record of rendering Architectural Concept/Design/Preparation of Master plan for a project of the magnitude envisaged and shall have Architects, Hospital planners. Structural engineer and Service utility engineers
- b) Firm should have designed and obtained approval from concerned local bodies/authorities for at least 1 (one) multi-speciality Hospital projects of minimum 500 bed capacity or a Medical college cum Hospital with 50 annual admissions during last 7 years ending last date of submission of EOI proposal. The firm is required to submit certificate of completion of assignment from the respective Client as a proof of meeting the qualifying criteria.
- c) The firm should be of +ve Net worth and profit making in last three financial years, ending 31<sup>st</sup> March 2007.

**Firms of repute, having experience in developing state-of-the art healthcare institutes and fulfilling the qualifying requirements mentioned above are hereby invited to submit their "Proposals" for participating in National competitive bidding for preparing Comprehensive Redevelopment of Master plan for Lady Hardinge Medical College & Associated Hospitals at New Delhi. Ministry of Health & Family Welfare (MOH&FW), Govt. of India (GOI), reserves the right to award or not to award the work at its sole discretion.**

**Ministry of Health & Family Welfare (MOH&FW), Govt. of India (GOI), reserves the right to reject any or all the applications without assigning any reason or incurring any liability thereof.**

**SECTION-II**

**INFORMATION & INSTRUCTIONS FOR BIDDERS**

**1. GENERAL:**

**1.1 Tender Document Fee**

All bidders are required to pay **INR Five Thousand only (Rs 5000)**, towards Tender Document fee in the form of Demand Draft from any **Nationalized/ Scheduled Bank** drawn in favour of "HSCC (India) Limited" and payable at New Delhi. The Tender Document fee is Non-Refundable.

1.2 Letter of Transmittal and Forms 'A' to 'C (i)' seeking information /documents are given in Section -III.

1.3 All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a 'nil' or 'no such case' entry should be made in that column. If any particulars/ query is not applicable to the applicant, it should be stated as 'not applicable'. The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information shall result in the applicant being summarily disqualified. Applications made by telegram or telex and also those received late will not be entertained.

1.4 The application should be type written. The applicant should sign each page of the application.

1.5 The applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project. Superfluous information need not be furnished and no information shall be entertained after submission of EOI document unless specifically called for.

1.6 Any information furnished by the applicant found to be incorrect either immediately or at a later date, would render him liable to be debarred from taking up the project. The EOI document in prescribed form duly completed and signed should be submitted in a sealed cover. The sealed cover super scribed "**Expression of Interest to Request for Proposal for preparing Comprehensive Redevelopment of Master Plan for**

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**existing Lady Hardinge Medical College & Associated Hospitals, New Delhi** " shall be received in the office of General Manager (PG-I), HSCC (India) Limited, E- 6(A), Sector 1, NOIDA - 201 301 (U.P), INDIA up to 5.00 p.m. on \_\_\_\_\_, 2007. A soft copy, MS-Word compatible, shall also be submitted in the same sealed cover. Documents submitted in connection with EOI will be property of MOHFW-Govt. of India.

- 1.7 Prospective bidders can seek any clarification regarding project requirements and EOI document from the office of General Manager (PG-I), HSCC (India) Limited, E- 6(A), Sector 1, NOIDA - 201 301 (U.P), INDIA (Phone: 0091-120-2542436-40, Fax: 0091-120-2542447/2540399, E-mail: [hsccltd@nda.vsnl.net.in](mailto:hsccltd@nda.vsnl.net.in)).

MOHFW-GOI reserves its right not to respond to any question raised or provide clarification sought in its sole discretion.

- 1.8 Jurisdiction

All disputes arising shall be subject to the jurisdiction of the appropriate court at Delhi alone, India and be governed by laws of India.

- 1.9 The discretion and decision of MOHFW-GOI in respect of the EOI shall be final and shall not be open to be challenged in any Court of Law.

**2. FINAL DECISION MAKING AUTHORITY:**

Ministry of Health & Family Welfare, Government of India reserves the right to accept or reject any application and/or to annul the selection process and reject all applications at any time without assigning any reason or incurring any liability to the applicants.

**3. ORGANIZATIONAL STRUCTURE**

The applicant should have sufficient number of Architects and other technical professionals. The applicant should submit a list of key professionals stating clearly how they would be deployed in this project. The in-house capability of the firm should be brought out, clearly indicating the disciplines for which the firm will need to appoint sub-consultants.

Even though an applicant may satisfy the above requirements, he would be liable to disqualification, if he has:-

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- a) Made misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the EOI document.
- b) Record of poor performance such as abandoning project, not properly completing the assigned project, or financial failures/weaknesses etc.

**4. INFORMATION TO BE GIVEN IN THE REQUIRED FORMATS:**

Bidders should furnish the following:

**4.1 ORGANIZATION INFORMATION**

Bidders are required to submit the following information in respect of their organization (Form - 'A').

- a) Name & postal address, Telephone & Fax Number etc.
- b) Year of establishment and commencement of practice.
- c) Copies of original documents defining the legal status, place of registration and principal places of business.
- d) Name & title of Directors
- e) Name and designation of officers to be associated with the project and authorized to act for the organization.
- f) Information on any litigation in which the applicant was involved during the last seven years including any current litigation.
- g) Brochures and Annual reports of last seven years.

**4.2 List of Projects**

List of similar assignments/projects successfully completed/ongoing in the healthcare sector during the last seven years (Form 'C – i').

**5. LETTER OF TRANSMITTAL**

The applicant should submit the Letter of Transmittal attached under Section-III of the EOI document.

**6. DISCLAIMER**

The information in this document has been prepared to assist the applicants in preparing the EOI and it is clarified that:

- i. It does not constitute an invitation to offer or an offer in relation to the transaction.
- ii. This document does not constitute any contract or agreement of any kind whatsoever.
- iii. This document does not purport to contain all the information that interested parties and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
- iv. Neither the information in this document nor any other written or oral information in relation to the transaction or otherwise is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract or arrangement in relation to the transaction and should not be relied on as such. Neither MOHFW-GOI nor their employees or advisors shall be liable to any interested party or any entity under any law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of MOHFW-GOI or their employees or advisors or otherwise arising in any way from the selection process mentioned herein.
- v. MOHFW-GOI is not bound to accept any or all the EOI. MOHFW-GOI reserves the right to reject any or all EOI without assigning any reasons. No applicant shall have any cause of action or claim against MOHFW-GOI or its officers, employees, advisors, agents, successors or assignees for rejection of this EOI.
- vi. Failure to provide information that is essential to evaluate the applicant's qualifications or substantiation of the information supplied, shall result in disqualification of the applicant.

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- vii. It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither MOHFW-GOI nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from. Any liability is accordingly expressly disclaimed by MOHFW-GOI or any of their respective officers, employees, advisors or agents, whether negligent or otherwise.

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**Section - III**

**LETTER OF TRANSMITTAL**

FROM:

To:

General Manager (PG-I),  
HSCC (India) Limited,  
E 6 (A), Sector 1,  
NOIDA – 201 301  
(U.P.) INDIA

**SUBJECT: Submission of EOI for preparing Comprehensive Redevelopment of Master Plan of existing Lady Hardinge Medical College & Associated Hospitals viz. Smt. S. K. Hospital and Kalawati Saran Children's Hospital, New Delhi**

Sir,

Having examined the details given in EOI Notice and EOI document for the above project, I/We hereby submit the relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms 'A' to 'C (i)' and accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I/We also authorize Ministry of Health & Family Welfare, Govt. of India or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
4. I/We submit the following certificates along with details in prescribed format in support of our suitability, technical know-how and capability for having successfully completed the following projects :

**Name of project**

**Certificate from**

Enclosures

Signature(s) of Applicant(s)

Seal of applicant  
Date of submission

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**FORM – 'A'**

**ORGANISATIONAL STRUCTURE**

1)	Name & Address of the applicant with Telephone No./Fax No/E-mail, Website etc.	
2)	a) Year of Establishment b) Date & Year of commencement of practice.	
3)	Legal status of the applicant (attach copies of original document defining the legal status)	
	a) A proprietary firm	
	b) A firm in partnership	
	c) A limited company or Corporation	
4)	Names of Directors & other executives with designation	
5)	Designation of individuals authorized to act for the organization.	
6)	Total No. of professional staff:- Architects: Hospital Planners: Structural Engineers: Service Utility Engineers:	
7)	Was the applicant ever required to suspend the project for a period of more than six months continuously after commencement of planning? If so, give the name of the project and reasons of suspension of project.	

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8)	Has the applicant or any constituent partner in case of partnership firm, ever abandoned the awarded project before its completion? If so, give name of the project and reasons for abandonment.	
9)	Has the applicant or any constituent partner in case of partnership firm, ever been debarred/black listed for competing in any organization at any time? If so, give details.	
10)	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details.	
11)	Any other information considered necessary but not included above.	

**Signature**

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**FORM – B**

**DETAILS OF QUALIFYING PARAMETERS**

Sr. No.	RFP particulars requirement	(Ref. Page No. in Proposal)	Details of Particulars provided
1.	Tender document fee <b>Rs. 5000/-</b> in the form of DD from Nationalized / Scheduled bank		
3.	Proposal validity <b>180 days</b> from last date of Submission of Proposals		
4.	Qualifying Projects <i>[As per Form - C (i)]</i>		

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**FORM – C (i)**

**Details of Healthcare/Medical institutes for which Master planning done in the  
Last Seven Years**

<b>Name of assignment &amp; location</b>			Page No. of EOI for cross referencing and verification of information
<b>Project Fee (Rs. in lacs)</b>			
<b>Commencement date</b>	Scheduled	Actual	
<b>Completion Date</b>	Scheduled	Actual	
<b>Reasons for delay, if any</b>			
<b>No. &amp; Staff involved and functions performed</b>	Staff involved (Discipline-wise)	Staff-Months	
<b>Name of Associated firm(s), if any</b>			
<b>Services provided by the Associated firm(s)</b>	Redevelopment Planning		
	Architectural Brief		
	Architectural design		
	Structural design		
<b>No. &amp; Staff of associated firms involved and functions performed</b>	Staff involved (Discipline-wise)	Staff-Months	
<b>Proof as letter from Client or letter of Award indicating scope of work</b>			

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<b>Narrative description of project including size, features etc.</b>	Use up to a quarter page	
<b>Proof of having completed the work to the satisfaction of Client</b>		
<b>Name &amp; address of Clients Officer to whom reference may be made</b>		

**Signature**

Note:

1. Applicants are required to page no. their EOI submission document and for cross referencing and verification of information mentioned in the above matrix, the page no. at which the details are enclosed in their EOI
2. Use Separate sheet for each project