



Memorandum No /Vishram Sadan (EOI) Notice No. 3119/MS/ dated 12/07/2025

**NOTICE INVIGING EXPRESSION OF INTEREST FOR SHORTLISTING OF AGENCY ON  
PHILANTHROPIC BASIS FOR RUNNING AND MAINTAINING RIMS POWER GRID VISHRAM SADAN  
AT RIMS CAMPUS, RANCHI**

Due to non of successful bidders in EOI No. 1422 dated 09.04.2025, the EOI Notice is being cancelled & Fresh Expression of Interest from the eligible agencies (NGO/Charitable trust) is invited to run and maintain Power Grid Vishram Sadan, in RIMS Campus for attendants of patients, near Dental Institute on Philanthropic Basis. The facility offered to be maintained is multi storied block with an approx capacity of 300 beds meant to be allotted to patients and their attendants, who are under treatment at RIMS, Ranchi. The facility earmarked for the vishram sadan is located on GF + five floor building with a basement.

The intended agencies / NGOs / Trust may visit the site physically before offering their proposal. For details of works to be done, the agency may download the details of document from [www.rimsranchi.ac.in](http://www.rimsranchi.ac.in) (RIMS website) from 14.07.2025

**Important dates for information to bidders for participating the EOI -**

Sl.No	Particulars	Date	Time
1	Publication of EOI	14.07.2025	04.30PM
2	Pre-bid discussion meeting at RIMS Administrative Conference Hall (The agencies may physically visit the site before Pre bid)	18.07.2025	11.30PM
3	Uploading of amended EOI document after pre-bid meeting	21.07.2025	05.00PM
4	EOI Submission start date (At RIMS, Ranchi)	22.07.2025	05.00PM
5	Offer submission end date (At RIMS, Ranchi)	06.08.2025	05.00PM
6	Opening of Technical Part of EOI	07.08.2025	12.30PM

*[Signature]*  
Medical Superintendent  
Rajendra Institute of Medical Sciences  
Ranchi

*[Signature]*  
8/7/25



**राजेन्द्र आयुर्विज्ञान संस्थान**  
(झारखण्ड सरकार का एक स्वयत्तशासी संस्थान)  
राँची-834009 (झारखण्ड)  
दुरभाष: 0651-2541533, फ़ैक्स: 0651-2540629,  
E-mail: rimsranchi@rediffmail.com



**RAJENDRA INSTITUTE OF MEDICAL SCIENCES**  
(An Autonomous Institute under Govt. of Jharkhand)  
Ranchi-834009 (Jharkhand)  
Phone: 0651-2541533, Fax: 0651-2540629,  
Email : rimsranchi@rediffmail.com

Memorandum Notice No. 3119 (Outsourcing) dated 14/7/2025

**NOTICE INVIGING EXPRESSION OF INTEREST FOR SHORTLISTING AGENCY ON  
PHILANTHROPIC BASIS FOR RUNNING AND MAINTAINING RIMS POWER GRID VISHRAM SADAN  
AT RIMS CAMPUS, RANCHI**

The Rajendra Institute of Medical Sciences (RIMS) Ranchi is a premier Medical Institute in Jharkhand State. The institute is located at Bariatu, Ranchi, the Capital of Jharkhand. RIMS is inviting Expression of Interest from the eligible agencies (NGO/Charitable trust) to run and maintain its Patient attendants, power grid Vishram Sadan, near Dental Institute on Philanthropic Basis. The facility offered to be maintained is multi storied block with an approx capacity of 300 beds meant to be allotted to patients and their attendants, who are under treatment at RIMS, Ranchi. The facility of a GF + five floor building with a basement. The facility earmarked for the vishram sadan is located on GF + five floor building with a basement. The facility earmarked for RIMS, Ranchi use. (Details attached)

**On behalf of Director, RIMS, Ranchi Expression of Interest application are invited from targeted organizations who fulfil following :-**

1. Not for Profit organization – Registered Trusts / Societies which are registered under Section 12AA of Income Tax 1961 for not less than 2 years hereafter referred as **ENTRUSTED AGENCY (EA)**
2. EA should have at least 2 years of proven experience in running a patient attendant/ Creche/ Ashram/ Orphan Home/ Dharamshala/ Hospitality under facility.
3. Having average turnover of more than 25 Lakhs rupees for 3 years.

**SCOPE OF WORK**

EA would be given Vishram Sadan to operate on MOU Basis for 05 Years which can be renewed for next 05 years on mutual basis. There will be provision of review the performance, terms and conditions every two years as per modalities laid herein.

**EA will Provide following services : (for the basement and the GF + five floors**

1. Overall management by means of a operating body in which RIMS nominees would be a part. The said management committee will be supervised by an oversight committee nominated by RIMS. In case of any differences or anomaly the decision of the oversight committee would prevail.
2. Front Office Management, including reception, facilitation and allied activities till allotment.
3. Housekeeping Services including sanitation and cleaning services of all rooms, common areas, toilets, lifts, glass, panes, façade cleaning, garbage collection and disposal till identified spot in the Campus.

*(Signatures of officials)*



4. Laundry and Linen Management including initial stock building and its rotation, renewal, repair etc. All blankets and pillows / covers, mattress replacements etc. shall be scope of EA.
5. Running with staff and material of a Kitchen and Dining Hall on "No Profit Basis". All equipments consumable sand manpower required for the same will be a scope of the EA. Necessary permission and license would also be obtained by the EA.
6. EA would provide for adequate Attendants / Guards for patients and their attendants.
7. EA would set up a Store Room and Office set up for maintenance.
8. All activities relating to Civil, Furniture – Electrical, PHF, Geysers, water coolers, maintenance and upkeep will be in scope of EA. All consumables replacement of fixtures, repairs etc will be in a scope of EA for which necessary manpower in form of Mason, Carpenter, Plumber, sewer man, electrician, lineman etc. shall be arranged / kept on roll by EA. Also all replacement and repair facilities on the inventory items shall be arranged by EA.
9. Any consumables required in the running of Vishram Sadan
10. Provide facilities on cost basis for:-
  - 1 General Provision Store (Without Medicines)
  - 1 Computer / Printer / Photocopy / Internet Centre
11. The Sadan Building would be provided on "**As is where is Basis**" and all the initial onetime expenses & subsequent recurring / expenses to make the facility functional and to operate in thereafter would be on the part of EA except for the exclusion mentioned in the scope of RIMS, Ranchi, herein.
12. EA would provide unrestricted right to RIMS for inspections and access to the facility at any given point of time and shall assist in the same.

**EA will be able be charge for all patients / attendants stay as per the following:**

**Room charge would be following (to be reviewed every 3 years)**

No. of bed		Rates for period
Dormitory	Rate for First 7 days	Beyond 7 days
310	50	100

Responsibility of Entrusted Agency (EA)	Responsibility of RIMS, Ranchi
<ol style="list-style-type: none"> <li>1. Electricity, Gas, Water, etc bills of the facility would be paid by EA</li> <li>2. AMC and operation of DG set already, CCTV, Firefighting and fire alarm system installed in the facility. The services located on the terrace shall be maintained by EA viz. solar panels, OH tanks etc.</li> <li>3. Security guards required for monitoring</li> </ol>	<ol style="list-style-type: none"> <li>1. RIMS will oversee the management and Director, RIMS, Ranchi will nominate 2 or more people in the managing committee for the Vishram Sadan. There will be a regular meeting of the managing committee and quarterly review of the progress with RIMS on oversight committee, as aforesaid.</li> </ol>



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| <p>gates etc and expenditure will be provide by EA.</p> <p>4. Maintenance of the external areas around the building including service connection.</p> <p>5. EA would be maintain full transparency in the accounts of the facility for accruals and expenditure. An audited account statement would be submitted periodically to RIMS, Ranchi.</p> <p>6. Water should be provided by RIMS upto the underground tank of the facility. The pumping system is installed for boosting the water to the overheat tanks. Further operation and maintenance of the same would be in the scope of the EA.</p> | <p>2. 10% of dormitory beds will be reserved for as discretion of RIMS Administration.</p> |
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### SUBMISSION OF PROPOSAL

Interested and eligible applicants may contact for clarifications and for submission of proposals on in the following address:

Director, Rajendra Institute of Medical Sciences, Ranchi – 834009, Phone No. 0651-2541533, Fax : 0251 – 2540629, Email : [directorrim@rediffmail.com](mailto:directorrim@rediffmail.com), [procurement.cell.rims@gmail.com](mailto:procurement.cell.rims@gmail.com)

Date of Submission of Proposal would be : 22/7/2025 -

Date of Opening of Proposal would be : 28/8/2025 - at 12.30 P.M

### EVALUAITON OF PROPOSALS:

1. A Committee to be constituted by RIMS, Ranchi will evaluate all the proposals based on the information submitted by the interested agencies and subject to fulfilling the conditions as mentioned for short listing, the firms will be selected for second stage evaluation process.
2. RIMS, Ranchi reserves the right to enhance or dilute the benchmark set for minimum eligibility depending on the response received.
3. Agencies shortlisted by the RIMS will be eligible for second stage evaluation and will be called for making the presentation before the evaluation committee and decision will be done on the various aspects of performance and standing of the applicants.
4. If at any stage it is so considered necessary, RIMS reserves the right to reject the EOI received from any Organization or all the EOIs received without assigning any reason thereafter.

### EVALUAITON OFSECOND STATGE:

Each shortlisted agency would be asked to make a presentation on their credentials bringing out their proficiency on the parameters earmarked for evaluating the shortlisted agencies. The marking for shortlisted agencies would be on following parameters (out of 100 Marks)

*[Handwritten signatures and dates]*  
 22/06/25

(Minimum of 40% marks required on each parameter for eligibility marks fulfillment. Rest marks would be on relative basis among the enlisted bidders.)

Sl. No	Evaluation Parameters	Assigned marks
1	Experience in running a centre with 2 marks for every additionally 1 years but Max Marks <i>only</i> upto 30 (20 marks for 2 year experience)	30
2	Average Financial turnover last 3 years	30
3	Management / Trustee profile	20
4	Presentation of proposed strategy to run the facility	20

The agency scoring the highest marks would be eligible to be offered the assignment for which a MOU would be drawn and operation will be commencing within 45 days of transmittal of the consent of RIMS, Ranchi

EA will quote per annum rate in scaled envelope minimum rate per annum will be Rs 12 Lakh and for Cafeteria Rs 25000/- per Month EA Qualifying in above criteria will be considerable for financial bid and only their envelope will be opened.

Successful Bidder will deposit a security money of Rs. 10 Lakh in favor of Director RIMS as per Institution norms within prescribed period.

#### TERMINATION / FORECLOSURE

1. In case of non-performance, suboptimal performance, or repeated defaults, RIMS, Ranchi may terminate the same by giving 3 months' notice
2. In case of EA wants to terminate the agreement it may do so by giving 3 months' notice.
3. No compensation for termination and/or foreclosure will be payable by RIMS, Ranchi
4. Cafeteria will be utilized only for the attendant staying in Vishram Sadan.

*[Signature]*  
23/6/25

*[Signature]*

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23/6/25

*[Signature]*  
23/6/25

*[Signature]*  
23/06/2025

Medical Superintendent  
RIMS, Ranchi