REQUEST FOR EXPRESSION OF INTEREST (EOI) DESIGN OF LAUNDRY, INSTALLATION, TRAINING, COMMISSIONING OF LAUNDRY EQUIPMENT AND FULL-SCALE OPERATION & MANAGEMENT FOR IMSF AT IISC CAMPUS, BANGALORE

EOI DOCUMENT

NO: IMSF/EoI/25-26/08 – DESIGN OF LAUNDRY, INSTALLATION, TRAINING, COMMISSIONING OF LAUNDRY EQUIPMENT AND FULL-SCALE OPERATION & MANAGEMENT FOR IMSF AT IISC CAMPUS, BANGALORE

Date: 24.02.2026

DIRECTOR,
IISC MEDICAL SCHOOL FOUNDATION, BANGALORE – 560012.

This Expression of Interest (EoI) invites proposals from eligible and experienced agencies for a comprehensive hospital laundry solution, covering planning, detailed design, coordinated statutory drawings, supply, installation, testing, commissioning, validation, user training, and full-scale operation & management.

The scope includes the development of a fully integrated, healthcare-grade laundry system including inventory required in the hospital, safe collection, segregation, washing, disinfection, drying, finishing, storage, and distribution of hospital linen, designed to support all clinical services with peak-load and 24×7 operational capability.

The selected bidder shall be responsible for equipment planning, workflow-based zoning, coordinated layout drawings, utility load assessment, and multidisciplinary shop-drawing inputs required for execution, statutory approvals, and seamless integration with Civil, HVAC, Electrical, Plumbing, Fire Safety, and ELV services.

The bidder shall supply and commission all industrial laundry equipment, material handling systems, automation controls, laundry management software, linen tracking system (RFID/barcode where specified), monitoring systems, and start-up consumables necessary for complete and functional operation.

The scope shall also include end-to-end in-house laundry operations and integration/management of outsourced linen services (where applicable), along with preparation of SOPs, validation protocols, manpower planning and deployment, training, performance monitoring, and quality assurance.

The entire facility shall be designed and operated in compliance with NABH, JCI, WHO, HTM, CDC infection control guidelines, applicable environmental and labour regulations, and all relevant national and local statutory requirements.

PROJECT BRIEF:

The Proposed IMSF project is being constructed at Indian Institute of Science Campus, Bangalore - 560 012. The said Project is a combination of RCC and Steel Structure Building and it is 02 Basements + Ground + 9 Storeys + Helipad. Both basements are in RCC - Concrete Structure, but columns and roof framing works are in Structural Steel. The project details are listed below.

- Total number of Beds: 832 Nos. (General Ward: 326 Nos, ICU/HDU: 222 Nos, Private Ward: 284 Nos)
- Daycare beds: 47 Nos
- Type of Structure: RCC + Structural Steel.
- Total site area: 14.35 Acres.
- Total built up area: 14,67,478.62 Square feet.
- Total number of basements(B): 02
- Building overall length (outer to outer): Length 239.58mtrs x Breadth 90.41 Mtrs.
- Total height of the building: 49.85 Mtrs. (Including Helipad)
- Total number of Block: 05 along with Core and Atrium areas etc., (A, B, C, D and E)
- Block A and Core areas (2B + GF + 03 upper floors + terrace) @ Height of 17.55 Mtrs
- Block B and Core areas (2B + GF + 09 upper floors + terrace) @ Height of 41.85 Mtrs
- Block C and Core areas (2B + GF + 09 upper floors + terrace) @ Height of 41.85 Mtrs.
- Block D (2B + GF + 07 upper floors + terrace) @ Height of 33.75 Mtrs
- Block E (GF + 05 upper floors + terrace) @ Height of 25.65 Mtrs.
- Atrium and Core areas.
- Lower ground and 1 Parking Area – Partial areas.

At IISc Medical School Foundation, the planned infrastructure is designed to support a wide range of advanced clinical capabilities essential for patient care, teaching, and research. This comprehensive

setup will facilitate the integration of cutting-edge technologies and services across various clinical areas, ensuring optimal outcomes and fostering innovation in healthcare practices.

- Location: IISc Medical School Foundation Campus Bangalore

1. Introduction & Project Scope

The bidder shall have **single-point responsibility for providing** coordinated inputs for Civil, HVAC, Electrical, Plumbing, Fire Safety, Structural, and ELV services, along with comprehensive planning and operational management for the end-to-end laundry workflow.

The proposed facility shall:

- Be designed for **projected bed capacity** based on kg/bed/day norms and peak load operation
- Support **simultaneous in-house processing and outsourced linen integration**
- Be suitable for **24×7 continuous operation**
- Follow a **strict unidirectional workflow** from soiled linen receipt to clean linen dispatch with infection control zoning

The entire system shall comply with **NABH, JCI, WHO, HTM, CDC guidelines** and all applicable statutory and local regulations.

---

2. PLANNING BASIS – MAXIMUM CAPACITY LAUNDRY

- Linen load assessment based on **peak bed strength and peak operational condition**
- Batch sizing, equipment capacity and utility planning for **balanced throughput without bottlenecks**
- All utilities to be designed considering **simultaneous operation of major equipment at full load**
- Storage planning for **maximum daily processed linen volume**

---

3. FUNCTIONAL ZONING & SPACE PLANNING

3.1 Soiled Linen Zone

- Linen receiving bay with weighing and primary segregation
- Sorting area with dedicated trolley movement path
- Sorting area should have infected / non infected sorting zones.
- Infected linen handling with **barrier / pass-through washer configuration (where specified)**

3.2 Washing Zone

- High-capacity washer extractors for infected and non-infected linen
- Automated chemical dosing system with chemical storage and safety provisions

3.3 Drying & Finishing Zone

- Industrial tumble dryers aligned with washer output
- Flatwork ironer with feeding and receiving arrangements
- Adequate space for peak batch material movement

3.4 Clean Linen Zone

- Inspection, folding and packing area
- High-density FIFO-based storage
- Dedicated clean linen issuing area with controlled access

3.5 Support Areas

- Trolley wash area
- Tailoring and linen repair section
- Separate staff entry/exit with gowning & PPE interface
- Utility rooms for electrical panels, water systems, steam, air compressor, Vacuum pumps, and WTP as applicable.
- Chemical storage room
- Maintenance access zones

3.6 Outsourced Linen Integration (Where Applicable)

- Separate receiving and quality check area
- Isolated trolley movement and parking

- No cross-over with soiled workflow

---

4. DESIGN & ENGINEERING DELIVERABLES

- Detailed workflow-based equipment layout and GA drawings with anchoring & service clearances
- Linen load calculations, batch sizing and equipment capacity assessment
- Utility load calculations (electrical, water, drainage, HVAC, exhaust, compressed air, steam where applicable)
- Room-wise environmental conditions and pressure gradients
- Coordinated shop drawings for execution and statutory approvals
- Floor loading, vibration isolation and maintenance access details
- ELV/BMS integration for:
    - Equipment monitoring
    - Productivity tracking
    - Utility consumption

---

5. HVAC & MEP INTERFACE REQUIREMENTS

1. **HVAC**
- Air changes, temperature, humidity and pressure differentials for each zone
- Negative pressure in soiled areas and positive pressure in clean areas
- Heat load management from dryers and ironers
2. **Electrical**
- Connected load with diversity for peak operation
- UPS requirement (where applicable)
- Earthing, protection, redundancy and power quality requirements
3. **Plumbing & Water**
- Raw, soft and hot water specifications with pressure & flow rates
- Water storage and distribution
- Steam requirement (if applicable)
- Drain sizing for concurrent discharge
- Effluent treatment plant interface
4. **Fire & ELV**
- Fire detection and protection interface
- Data/network connectivity matrix for all equipment and software
5. **Exhaust & Utilities**
- Exhaust air quantity and discharge conditions for dryers and finishing equipment
- Compressed air requirement (where applicable)

---

6. EQUIPMENT PLANNING & SUPPLY

The bidder shall supply **industrial, healthcare-grade, energy-efficient laundry equipment** suitable for continuous 24×7 operation, including but not limited to:

- Barrier and non-barrier washer extractors
- Tumble dryers
- Flatwork ironer with feeding, receiving, folding systems and exhaust connections.
- Automated chemical dosing system
- Water treatment system (as per raw water quality)
- Air compressor / steam interface (where required)
- Colour-coded linen handling trolleys, bins, conveyors
- Sorting, folding and packing tables
- Storage racks
- Laundry management software (HIS/ERP/BMS compatible)
- RFID/barcode-based linen tracking system (if specified)

All equipment shall have:

- Programmable wash cycles
- Batch traceability
- Real-time monitoring of performance and utility consumption
- Equipment labelling, safety signage and user training

---

7. OPERATIONS & MANAGEMENT SCOPE

In-House Laundry Operations

- Deployment of trained manpower for 24×7 operation
- SOPs for collection, transport, washing, disinfection, finishing and distribution
- Preventive and breakdown maintenance
- Chemical consumption optimization. (Use of eco friendly chemicals).
- Microbiological quality assurance and wash quality audits
- Demand-driven linen stock planning to ensure optimum availability, loss control, and uninterrupted supply.
- Hazardous chemical management policy and provision of eye wash station & shower.

Linen Lifecycle Management

- Condemnation policy and replacement planning
- Loss control and traceability
- Periodic performance reporting

Outsourced Laundry Integration

- Collection & receipt management
- Incoming linen quality inspection
- Turnaround time monitoring
- Infection control compliance
- Performance monitoring of outsourced services

---

8. WORKFLOW & INFECTION CONTROL

- Strict **unidirectional flow – soiled to clean**
- Barrier separation for infected linen (where applicable)
- Colour-coded trolley movement
- No cross movement between clean and dirty zones
- Access-controlled inter-zonal movement
- Staff and material movement control

---

9. QUALITY, PERFORMANCE & SUSTAINABILITY

- Compliance with approved specifications and infection control standards
- KPI-based productivity and downtime monitoring
- Water and energy optimisation through heat recovery, reuse and efficient equipment
- Statutory inspections, audits and compliance reviews
- Alignment with green building / GRIHA requirements (where specified)

SCOPE OF WORK MATRIX				
SL. NO	GROUP	SCOPE OF WORK	RESPONSIBILITY (BIDDER/CLIENT)	REMARKS

	CIVIL	CIVIL CONSTRUCTION	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
1		PLAIN CEMENT CONCRETE	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
2		FLOOR & WALL TILES	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
3		GLASS PARTITION	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
4		GYPSUM PARTITION	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
5		WALL PANELLING	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
6		OUTER GLAZING WORK	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
7		OUTER WALLS WITH PLASTERING AND PAINTING	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
8		PAINTING	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
9		WINDOWS	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
10		DOORS	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
		CEILING	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR

		FURNITURE	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
11	ELECTRICAL	POWER, LIGHTING & EARTHING	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
12	PLUMBING	PLUMBING WORK (SUPPLY, DISTRIBUTION & DRAIN)	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
13	HVAC	AIR CONDITIONING, AHU, CHILLED WATER LINES	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
14		EXHAUST POINT AT THE REQUIRED PLACES.	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR

15	MGPS	GAS WORK	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
		NETWORKING AND DATA BOARDS	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
		CCTV FOR CENTRAL MONITORING	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
16		CCTV FOR WORKFLOW	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
17	ELV	INTERNET CONNECTION	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
18		FIRE DETECTION SYSTEM	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
19	FIRE	FIRE SUPPRESSION SYSTEM (WATER BASED)	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
20		FIRE SUPPRESSION SYSTEM (GAS BASED)	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
21		FIXED FURNITURE (CUPBOARDS, ETC.)	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
22	INTERIOR	LOOSE FURNITURE (CHAIRS)	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR

23		SIGNAGE	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
25	OTHERS	PNEUMATIC CHUTE WORK	CLIENT SCOPE	PROVIDING NECESSARY TECHNICAL INPUT FOR EXECUTION BY CLIENT'S ONBOARD CONTRACTOR
26	EQUIPMENT AND WORKFLOW ITEMS		VENDOR SCOPE	AS PER VENDOR DESIGN

BIDDER QUALIFICATION CRITERIA

To ensure the successful execution of the proposed laundry solution, bidders participating in this proposal process must meet the following qualification criteria:

1. The bidder must be a legally registered entity in India with a valid GST registration.
2. The bidder must provide average annual turnover for the last 3 years.
3. Bidders must provide laundry management software for realtime tracking and monitoring which should be integrated with the hospital HIS/billing system.
4. The bidder must maintain adequate technical and skilled manpower for the timely execution of the project, including a dedicated project manager as required by the client.
5. Ability to provide all operation and maintenance manuals, as-built drawings, warranty certificates, and statutory clearances at the time of project handover.
6. The bidder should declare that they have not been blacklisted or debarred by any government, healthcare, or institutional body.
7. Declaration of no ongoing legal disputes that may affect project execution.

The Conditions of EoI are the terms under which IMS will receive and assess Expressions of Interest (EoI). Non-compliance with these conditions may result in the EoI being disqualified without further review.

The EoI must include all relevant details and information requested in this document. Following the submission of the Expression of Interest (EoI), bidders who meet the initial requirements will be invited to deliver a presentation. This presentation serves as an opportunity for bidders to showcase their proposed solutions, including technical capabilities, product features, and how their offering aligns with the project's objectives. Bidders are required to bring all their Original Equipment Manufacturer (OEM) partners to the presentation and fully demonstrate their complete potential, including all components relevant to the EoI. During the presentation, bidders should also address any questions from IMSF, clarify details of their solution, and demonstrate the suitability of their approach. If necessary, IMSF will communicate any additional specifications or OEM requirements that need to be incorporated into the solution.

After the presentation phase, Selected bidders will be required to submit detailed technical bid, including comprehensive information on the technology, equipment, systems, and services they plan to provide. The technical bid must also demonstrate compliance with the relevant global and national industry standards. If any updates or modifications are required based on discussions during the presentation, the technical bid may have to be revised as per the points raised in the discussion. Once all the technical criteria are evaluated. The bidders whose technical bid matches with the requirements of IMSF will be asked to submit the financial bid.

These financial bids should outline the financial aspects of their proposals, including costs for equipment, installation, support, and any other related services. The final selection will be based on a combination of technical merit and cost-effectiveness to ensure the best overall solution for IMSF.

TIMELINES AND CONTACT DETAILS

The due date for submission of EoI is the **17th March 2026, Wednesday, 5:30 pm Indian Standard Time.**

Enquires, and requests for further information about this RFQ, should be directed to the Contact Officer as follows:

Contact Officer: Mrs. Dhanyasree S., Admin Executive
IISc Medical School Foundation/ Office of Admin Deans
Main Building, IISc, CV Raman Road, Bangalore – 560 012
Contact No: +91 8022933584
Email Id: office@iiscmedicalschoolfoundation.org