

Operationalization of Phase-I Hospital Project of SMVDIME on a PPP mode

Response to pre bid queries

1. The concession period of 20 years includes the refurbishment of the project building, Review and approval of the refurbishment & commissioning plan and installation of required medical equipments. Request for excluding the above core activities from the concession period / alternatively provide 6 months to 1 year additional time.

Response – The Concession period has been designed after careful deliberations and the position remains unchanged. In this context Clauses of RFP and Concession Agreement may be referred to.

2. Can the Authorities provide VGF for initial Ten years?

Response – No. Apart from what has been envisaged in RFP and Concession Agreement, the Authority shall not be in a position to consider any further in this regard.

3. Any social requirement expected by the authority in operating this hospital?

Response – Reference is made to Clause 7.3 of the Concession Agreement, apart from other provisions contained in the RFP and Concession Agreement.

4. As the Concessionaire will be taking possession of the Hospital building and other Projects infra on “ as it is where basis”, all cost / expense incurred thereto on such buildings to complete it and commission the hospital, such cost / expense incurred to be reimbursed by the Shrine Board.

Response – The obligation of the Authority is towards constructing and handing over the possession of hospital building and other assets as per the details and schedule mentioned in Annexure-D to the Concession Agreement on “as is where is” basis. The refurbishment to be provided for by the Authority is only prior to commissioning of the hospital. All subsequent refurbishment and reconstruction works shall have to be undertaken by the Concessionaire at its own cost, subject to the provisions contained in the relevant clauses of the RFP as well as Concession Agreement. The Operation and Maintenance (including refurbishment, Civil Works etc.) of all these assets shall be the responsibility of Concessionaire.

5. What is the installed capacity of the engineering and support services in the Phase-I 230 bed Multispecialty hospital? Also, will Phase-I be a standalone facility in terms of engineering & support services, medical equipment and manpower deployed by the concessionaire?

Response –

- **Un-interrupted electric supply:**

Two dry Type transformers of 1500 KVA each with back up 2 DGs of 1500 KVA capacity each have been provided for Phase-I only. In respect of phase-II & III, provision has been made by way of constructing foundations for DGs' and rooms at basement of Hospital for dry transformers.

- **Water Supply:**

Dedicated water supply from the Dug well has been provisioned considering all three Phases. Storage sump tanks of capacity 17,50,000 litres have been constructed for Phase-I Project.

- **STP:**

200 KLD capacity STP has been constructed to cater to the Phase-I Project.

- **Parking for vehicles:**

9000 sft area has been developed as parking for 300 vehicles. It has been conceived for all the three Phases.

6. Clause 5.3 – Right to refurbish and reconstruct - to clarify. The Concessionaire has the right to refurbish the hospital at its own cost. This cost has to be reimbursed by the Shrine Board

Response – This clause provides the right of the Concessionaire in case it wishes to further refurbish the hospital based on the business requirements during the Concession period (after the hospital has been commissioned). This allows the Concessionaire to carry out changes, if so required, in terms of and subject to relevant provisions of the RFP and Concession Agreement. The Shrine Board shall not reimburse this cost.

7. Clause 6.5.3 of the Concessionaire agreement : should be subject to full and final passing on to the concessionaire of all applicable permits(clause7.2), licenses and approvals availed/ obtained the Authority before or by the COD of the hospital. All building related approvals and certificate to be obtained by the Shrine Board and the concessionaire to provide technical details only.

Response – The Concession Agreement specifies that all approvals and applicable permits have to be obtained by the Concessionaire. The Authority shall pass on all approvals which it has obtained till the signing of the Concession Agreement only and grant all approvals which are within its authority to grant. Clause 7.2 clearly outlines the obligations of the Authority with respect to applicable permits.

- As on date, the J&K State Electricity Department (J&K Power Development Department) has granted permission for the set up of a receiving station in SMVDIME.

- N.O.C. from Inspector of Factories/Boilers (Labour Department) Jammu has been received for firing of boilers.
- N.O.C. for storage of HSD has been applied for.

8. Other obligations - Clause 6.21.7 of the Concessionaire Agreement; For the concessionaire, in the event of difficulty in running viable operations due to changes in external scenario (viz., Rupee Dollar fluctuation, etc). For such situation a provision or clause to address a proposal for tariff revision to the Shrine Board may be considered.

Response – All operational risks shall be borne by the Concessionaire. The provision for service charges and tariff revision shall be governed inter-alia as per the Clause 6.7 and Annexure I of the Concession Agreement.

9. What is the total Built up Area of the Hospital and Project(s) building along with the break-up of the area, type, classification of accommodation and total number of units

Hospital Building: Built up area (Excluding services area) = 257000 sft
 Hospital Building: Grand total of built up area = 287000 sft
 Residential (Phase –I) area = 256945 sft

S.NO.	BUILDING NAME	NO. OF FLOORS	COVD. AREA (SQFT)	COVD. AREA (SQMT)
RESIDENTIAL BUILDINGS				
1	Doctors' Hostel (Ashvin Bhawan)	G+1	21251	1975.00
2	Senior Doctors' Accommodation (Dhanvantri Bhawan)	G+4	39528.30546	3673.63
3	Senior Doctors' Accommodation (Ayush Bhawan)	G+4	39528.30546	3673.63
4	Staff Accommodation (Charak Bhawan)	G+5	45192	4200.00
5	Staff Accommodation (Sushrata Bhawan)	G+5	47240.4385	4390.38
6	Nurses' Accommodation (Nivedita Bhawan)	G+5	21789	2025.00
7	Guest House (Sanjeevani Bhawan)	G+2	27222.8	2530.00
8	Patient Inn (Aarogya Bhawan)	G+3	15193.12	1412.00
Total Area			Around 256945 sft.	

* In addition, the Authority is constructing a "Dharamshalla" viz. Aashray Bhawan with a covered area of 30816.64, amongst the Residential Buildings. This building,

shall, however, not be handed over to the Concessionaire. It shall be operated and managed by the Shrine Board itself.

10. What is the provision for exit clause, if the project is economically not viable?

Response – The exit provisions are given in Clauses 14, 15 and 16 of the Concession Agreement and RFP.

11. Does the bidder need to provide with details of all the hospitals as a part of its response to the RFP?

Response – The Bidder is free to provide as much detail as possible. However it has to satisfy the minimum criteria as per the RFP and provide supporting documents as required for the same.

12. Does the Concessionaire need to provide replacement of medical equipments during the Concession period?

Response – The Concessionaire shall be responsible for operations and maintenance of the Project. It shall be responsible for replacement of medical equipments during the Concession period as per the Concession Agreement. Clauses 2.1(x) and 6.2.10 inter-alia may be referred to in this regard.