

दीनदयाल पत्तन प्राधिकरण
DEENDAYAL PORT AUTHORITY
ISO 9001-2015 certified Port



Executive Engineer (Projects)
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No.: Civil Engineering/Project Cell-Circle Division/2408/Hospital/2023

Date: 04/03/2024

To,
M/s _____

Expression of Interest

Sub: Engagement of Consultant for Development of Multi-Speciality Hospital and Nursing College – call for Expression of Interest along with budgetary offer

Sir,

Deendayal Port Authority (DPA) is an autonomous organization under the administrative control of Ministry of Ports, Shipping and Waterways. DPA intends to develop Multi-Speciality Hospital and Nursing College at Gandhidham. Accordingly, DPA intends to appoint a Consultant for Development of Multi-Speciality Hospital and Nursing College.

The brief scope of work is kept at **Annexure-I**.

Interested firms should send their Expression of Interest along with budgetary-offer in the format given in **Annexure-II**. The rates quoted must be inclusive of all taxes, duties for performing scope of work & exclusive of GST. The GST applicable shall be shown separately.

Your Expression of interest along with budgetary quotation for the above work should be submitted through email to the id: kptprojectdivision@gmail.com or hard copy to the following address on or before 11/03/2024 by 17:30 Hrs:

Address:

Office of the Executive Engineer (Project),
Room no. 110, A.O. Building (Annex),
Deendayal Port Authority
Gandhidham (Kutch) 370 201, Gujarat
M: +91- 9724301528; Email: kptprojectdivision@gmail.com

Yours faithfully,

Executive Engineer (Projects)
Deendayal Port Authority

Disclaimer

The information in this document shared by the DPA (“Authority”) has been prepared to assist the applicants in preparing the non-binding EOI and it is clarified that:

- a) It does not constitute an invitation to offer or an offer in relation to the transaction.
- b) This document does not constitute any contract or agreement of any kind whatsoever.
- c) It shall not be assumed that there shall be no deviation or change in any of the information mentioned herein. While this document has been prepared in good faith, neither DPA 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 DPA or any of their respective officers, employees, advisors or agents, whether negligent or otherwise.

BRIEF SCOPE OF WORK

I. Detailed Design and Engineering

- Tentative area has been earmarked in Gandhidham by DPT for the development of proposed Super speciality hospital and Nursing college. The tentative location of the site is provided in figure 1.
- The broad scope of work will include but not limited to market survey/Demand market gap analysis for requirement of the facilities viz. a viz. existing facilities available in the region, identification of most suitable location for the proposed facilities & assessment of exact area requirement for the project, Preparation of Master plan, including space planning, Medical Equipment, preparation of detailed project report (DPR) covering all relevant aspects including financial feasibility with various options, preparation of tender documents for development of the facilities including detailed specification of all the items, obtaining of all statutory approvals required for the implementation of the project from the concerned regulatory authorities, Any or all services not specifically mentioned therein but required for the proper and successful completion of the project in accordance with stipulated standards of the MoH&FW,GoI, Indian Nursing Council Guidelines(NCG)/ National Medical commission(NMC) etc. shall be proposed by the Consultant considering the overall cost and time framework of the project.

➤ The broad scope of work to be carried out by the Technical Consultant, is as under:

- Scope of Market Research
- Study of the following will be covered:

Epidemiology: Assessment of disease patterns, demand and potential with emphasis on catchment areas for the proposed hospital

Market Analysis: Assessment of existing healthcare and teaching institutions in the area and make a forecast of future market demand.

Primary market Research: It Includes study conducted by UHPL Researcher to discover the wants and needs of consumers which fit the description of clients target market. The process involves approaching targeted source and asking questions about Feasibility of the required services.

Secondary market research: It includes study of Gujarat's existing healthcare facilities and specialties through secondary data and analyzing the need and the niche specialties and super-specialties that have a scope in this region to cater to the patient.

Technical Analysis: Assessment of the infrastructural, manpower, equipment and technology requirements for the above institution. Assessing and charting facility utilization, categorization of services as well as phasing of the project.

➤ Project Approach

The study will be carried out in 4 phases which are as follows:

Phase I: Secondary Data Analysis: This aspect involves project planning, sourcing of data relating to epidemiology, district and state data. Identification of data gaps as well as assimilating alternative sources of data will be carried out during this phase.

Phase II: Primary Data Collection: This phase pertains to a range of activities involving collection of data, categorizing and reviewing data received from different agencies.

Phase III: Data analysis and draft report: This stratum involves analysis of data, cumulative insight and preparation of draft reports interpreting data collected by primary and secondary methods and integrating it with our experience and understanding of the health system. This draft report will be discussed with the client and additional data if required will be collected.

Phase IV: Final Report: The final of the study involves preparation and submission of the final descriptive document with reiteration that the feasibility report would confirm to the standard requirements of most financial institutions.

Project Methodology and Timelines

The time required to carry out a feasibility study is usually 100 days and is projected as follows. Depending on the urgency of the assignment can be completed in 90 days.

The detailed tasks carried out in each phase are explained below:

Phase 1: Project preparation & Secondary data Collection

- Preparation and agreement of a project plan
- Team configuration and orientation
- Additional discussions with client
- Sourcing of relevant data
- Review of data received from different agencies: Government and Institutional
- Input of data in database, spreadsheets
- Identification of data gaps and alternative sources of data
- Scheduling visits to target areas for primary data collection.

1.5 Phase 2: Primary Data Collection

- Designing of questionnaires to derive relevant information.
- Interviews with key stake holders in the area.
- Interviews and qualitative discussions with various medical professionals in the region
- Visit to the existing hospitals in the region.
- Interviews with local leaders and patients to determine their needs and experiences.

1.6 Phase 3: Data Analysis and Draft Report

- Data Interpretation: Analysis of the data collected by the primary and secondary methods with our understanding of the health system and experience.
- Bench marking.
- Technical Analysis: Facilities and services provided by the facilities.

- Project Implementation Guidelines
- Preparation and submission of Draft Document for discussion

Phase 4: Preparation and submission of Final Report (Week 8-12)

- Review observations on draft report.
- Further research on specific areas if any
- Handover final report based on scope and deliverables.

Key Deliverables & Timelines

The final report on the feasibility study to be submitted not later than 100 days will consist of the following components:

1. Executive Summary
 2. Background to the project
 - Project Highlights
 3. Market Analysis
 - Profile of Location
 - Epidemiology of the region and prevailing health issues
 - Report on discussions with different segments of the niche specialities for the Gujarat market.
 - SWOT Analysis
 - Market Potential : Quantitative Assessment
 4. Technical Analysis
 - Facilities for niche specialities
 - Human Resources
 5. Project Implementation schedule
-
- a) The Consultant shall visit the proposed site for thorough assessment of the site conditions, carry out detailed reconnaissance survey and collect details and data required for providing comprehensive consultancy services.
 - b) The consultant is required to give possible master plan alternatives or concept plans to DPT for construction, Operation & management of Super Specialty hospital after envisaging the Nos. of bed for Super speciality hospital and nos. of students for Nursing College.
 - c) Planning of clinical services, manpower, Service mix (Medical and non-medical), Facility Mix, Tariff Planning, Revenue projection, Demand and Gap analysis, market survey/Demand market, Bed distribution, Technology and organization structure for Super Specialty Hospital and Nursing College.
 - d) The nature of services to be provided by the Consultant will include Master Planning & Concept designing of the proposed facility to develop it as a world class facility for healthcare & teaching. Scope will inter alia include preparation of the Master plan and Concept Designs for all the Infrastructures/ various buildings, based on user's requirements & needs for the Deendayal Port Trust.

- e) The land required for such development shall be provided by DPT on “as-is where-is basis” in Gandhidham Township and or the Consultant Shall recommend any other suitable land within the limit of Port with Justification.
- f) The consultant shall do the necessary marketing on completion of 30% of construction to select the prospective bidders for operation, maintenance and management of hospital.
- g) Ensure that all the necessary records w.r.t the activities detailed in the scope of work are duly maintained in soft and hard copies, with proper backups accessible.
- h) The selected Consultant shall be required to provide services in respect of the following:

A. MASTER PLAN:

- (i) Preparation of Master Plan for the entire Campus keeping in view topography, design needs and department requirements. Model of Master Plan & Individual blocks should be prepared.
- (ii) The Master Plan shall reflect the strategic planning of the proposed facilities for the present and the emerging needs in view of advances in health care and the needs of the populations. Master plan shall delineate building and functional utilization of campus site in a creative efficient manner. The objectives of Master Plan shall be defined by the Consultant, which shall include:
 - Segregation of various types of movement, for normal and emergency situations and movement of vehicles for utilities, ambulances etc..
 - Efficient mobility of patients, persons with disabilities/ various limitations and special needs)
 - Accommodating growth (with detailed scope of future expansion)
 - Creating synergies between built mass for patient care and teaching.
 - Integrating academic and residential life.
 - Creating holistic environment for overall development of the students and scholars.
 - Creating a focus of an institution of excellence.
 - Creative open spaces.
 - Sustainable solution in-sync with the climate and site potential, maximizing natural and renewal resource potential.

Sustainability shall be the intrinsic strategy of Master Planning, reflected through compact and efficient spatial planning approach. Landscape shall enhance human comfort, reduce heat island effect, create nature-rich spaces and contribute to human scale experience. Water and energy efficient shall be demonstrated through Carbon foot print reduction. Consultant shall devise interface as means to involve Institute stakeholders in the sustainable efforts incorporated in the Master Plan.

• Roles & Responsibilities of Experts/ Key Personnel is as under:

- i) The Consultant shall prepare detail project report and business plan for upcoming superspeciality/multi speicality hospital.
- j) After carrying out market survey/ demand gap analysis and considering all relevant Guidelines of MoH&FW, Nursing Council Guidelines(NCG)/ National Medical

commission(NMC), the Consultant shall suggest bed requirement of the Super speciality Hospital and also suggest nos. of students for Nursing College Further, the Consultant may also Explore the Possibility of Medical or PG College with Super speciality hospital.

Requirement of Firm Experience and Key Personnel for Assignment

SN	Position		Criteria	Qualification
1	Firm Experiences	Healthcare Consulting Firm	Minimum 10+ years of experience in dedicated hospital and healthcare delivery system	Design, built and operations projects
2		Team Leader	Minimum 12+ years of experience in Healthcare advisory, having healthcare consultancy experience with premium institute project experience.	Medical Graduate with M.PHIL. in Hospital and health system management
3	Domain Expert			
3.1		Healthcare Expert	Minimum 25 years of experience as a dean or head of institute in Medical School and hospital	MD/MS
3.2		Healthcare advisor	Minimum 15+ years of experience as head of hospital in clinical services	MBBS+M.PHIL/MHA/MBA in hospital and health system management
3.3		Clinical advisor	Minimum 12+ years of experience as head of hospital in clinical services	MBBS+M.PHIL/MHA/MBA in hospital and health system management
4	Other Expert			
4.1		Medical Planner & Quality Assurance Expert	Minimum 5+ years of experience as a hospital operations and management	BE in Bio Medical Engineering with MHA/MBA in hospital administration
4.2		Process Engineering Expert	Minimum 5+ years of experience as a Process manager operations and management	MHA/MBA in hospital administration

4.3		Financial Expert	Minimum 10+ years of experience as a financial advisor	CA/ICWA/MBA in finance
4.4		Human Resource Expert	Minimum 12+ years of experience as a HRD in healthcare	MBA in HRD with PGDHHM
4.5		Instrumentation and control Specialist	Minimum 10+ years of experience as a maintained and MEP Eng. in healthcare	BE in instrumentation and control
4.6		Architect - Healthcare Domain	Minimum 10+ years of experience as an expert healthcare architect	BArch



Figure 1: Tentative Project Site

Annexure-II

(ON THE LETTERHEAD OF THE COMPANY)

BUDGETARY OFFER

Date: __/__/2024

To,
The Executive Engineer (Projects)
Deendayal Port Authority.

Sub: Engagement of Consultant for Development of Multi-Speciality Hospital and Nursing College – call for Expression of Interest along with budgetary offer

Sir,

The budgetary offer for the subject work in accordance with your EOI request letter dated _____ is submitted as under:

Description	Amount	
	In figure	In words
Lump-sum charges including all taxes, duties for performing the Scope of Work.		
Total Rs.		

Note: The amount quoted shall be exclusive of Goods & Service Tax.

Signature with seal
Name & Designation of Signatory: