

DEVELOPMENT, OPERATION AND MAINTENANCE OF MULTI- SPECIALITY HOSPITAL ON PUBLIC PRIVATE PARTNERSHIP (PPP) BASIS AT Doranda, Ranchi (Jharkhand)

Replies to Queries:

S. No.	Page No.	Clause No.	Query	Response of Ranchi Municipal Corporation
1.		General Query	Can the Authorities provide the minimum patient load in Ranchi that can be expected in the Multi specialty hospital?	No minimum assurance of patient load shall be provided by Ranchi Municipal Corporation. Bidders to make their own estimates.
2.		General Query	Will there be a complete autonomy in operations?	Autonomy in operations shall be provided, however RMC's representatives shall be nominated on the Board/Committees of the Hospital.
3.		General Query	What is the expected date for commencing construction and commissioning of the said hospital?	Timelines for construction and commissioning of the project shall be indicated at RFP Stage.
4.		General Query	Any Upfront Lease Premium and the Reserve price for the plot of land of 2.83?	There is no upfront lease premium and no reserve price has been prescribed for plot of land.
5.		General Query	Kindly define "beds". Does it include emergency and OT beds?	Total Number of beds in the hospital includes the beds in the general wards, private wards, observatory, labour room, operation theatre, ICU, and emergency theatre.
6.		General Query	Kindly extend date of submission by 15 days.	Date of submission of RFQ has been extended to 20 th April 2012.
7.	8	1.1.1	Will additional land be available for expansion?	Currently, there is no such additional land contemplated for expansion.
8.	9	1.1.1. (Project Brief)	What is the available FSI / FAR?	FAR of 2.5 as per Ranchi Building Byelaws. Flexibility in FAR may be considered for expansion purposes.

9.	10	1.1.3(a)	Can concessionaire propose more than 200 bed capacity?	Yes, subject to applicable building bye laws and applicable norms laid under Bureau of Indian Standards (BIS)/ Indian Public Health Standards (IPHS) / NABH (National Accreditation Board for Hospitals) besides applicable Guidelines/ Policies of State and Central Government.
10.	10	1.1.3(b)	Can applicant opt for adding more than three Super Specialty Departments?	Yes
11.	10	1.1.3(b)	Define "Super-Specialty Services"	Types of super speciality include trauma center, rehabilitation center, children's hospitals, seniors' (geriatric) hospitals, and hospitals dealing with specific medical needs such as psychiatric problems, certain disease categories such as cardiac, oncology, orthopaedic problems, and so forth.
12.	10	1.1.3	Please consider request to extend /automatic renewal of concession period beyond 45 years (30+15 years) which shall be decided by RMC on the basis of past performance, merit, fresh commercial terms, proposed new investment on technology and medical equipment etc. The first right of refusal of renewal shall vest with the concessionaire.	To be considered at RFP stage.
13.	10	1.1.4	What is the basis of the estimated project cost of Rs.100 cr.?	As per industry norms and current market scenario.
14.	13	1.2.9	Any social requirement expected by the authority in operating this hospital. Additionally any Grant to the successful	For social requirement refer Amended Clause 1.1.1 (Project Brief) and Clause 1.2.9. There is no provision of grant.

			bidder that will be provided?	
15.	13	1.2.9	What is the % reservation of beds and which CGHS tariff will be followed for reimbursement?	Please refer Amended Clause 1.2.9.
16.	17	2.2.2(a) (i)	This criterion is stringent for interested participants who have developed similar projects with smaller combined bed strength. This criteria is provides opportunity to only few established hospital brands. We suggest the criteria to be reduced to combined bed strength of 200 beds.	Please refer Amended Clause 2.2.2(a)(i)
17.	17	2.2.2(b) (iii)	Hospitals are health care institutions which do not necessarily function for profit motive. We hereby request RMC to drop/amend this criterion.	Please refer Amended Clause 2.2.2(b)(iii)
18.	22	2.2.10	Clarify if this tender is open to foreign bidders.	Refer Clause 2.2.10 which states that "Qualification is open only to residents/entities incorporated in India."