

Expression of Interest (Eol) Notice

	चिकित्सा शिक्षा विभाग
	राजस्थान सरकार
Ref.: F7 (88)/DME/Acad/2015	Date: February 27, 2015
Invitation for Eol for Construction, Operation, Maintenance & Management of High-End Multi-Story Cottages at 7 Hospitals attached to Medical Colleges in Rajasthan on PPP Basis	
<p>Directorate of Medical Education, Government of Rajasthan (GoR) invites Expression of Interest (Eol) from interested entities for construction, operation, maintenance & management of high-end Multi-Story Cottage at 7 hospitals attached to medical colleges in Rajasthan on Public Private Partnership (PPP) Basis. These cottages are to be constructed and maintained as per quality standards comparable with the best private healthcare institutions.</p> <p>Broad project framework and instructions for submission of Eol Application can be downloaded from www.medicaleducation.rajasthan.gov.in or www.pdcor.com</p> <p>This invitation for Eol is being issued to gauge the interest of potential private sector entities in the Projects. The responses received will be utilized as an input to structure the Projects and to decide eligibility criteria etc. which will be included in the RFP document to be issued later.</p> <p>Interested entities (trust/ society/ company) with relevant experience and sufficient financial strength to undertake Projects of such nature and size can submit their Eol Application latest by March 20, 2015, 4.00 PM at the address mentioned below and also e-mail the scanned copy of Eol Application:</p> <p>Additional Director (Administration), Directorate of Medical Education, Chikitsa Shiksha Bhawan, Aadarsh Nagar, Govind Marg, Jaipur - 302004 Contact: 0141-2601726, +91-9413331222, +91-9829062471 (M) E-mail: directormedicaleducation@gmail.com and info@pdcor.com DIPR/C/1818/2015</p>	

Rajasthan Patrika (Jaipur Edition), March 04, 2015, Page No. 10

Invitation for Expression of Interest (Eoi)

for

Construction, Operation, Maintenance & Management of High-End Multi-Story Cottages at 7 Hospitals attached to Medical Colleges in Rajasthan on Public-Private Partnership (PPP) Basis

Ref.: F7 (88)/DME/Acad/2015 dated February 27, 2015



Directorate of Medical Education
Government of Rajasthan
Chikitsa Shiksha Bhawan, Aadarsh Nagar,
Govind Marg, Jaipur - 302004

Schedule of Activities

Name of Project	Invitation for Expression of Interest (Eol) for Construction, Operation, Maintenance & Management of High-End Multi-Story Cottages at 7 Hospitals attached to Medical Colleges in Rajasthan in Rajasthan on Public-Private Partnership (PPP) Basis
Availability of Invitation for Eol document	Document can be downloaded from www.medicaleducation.rajasthan.gov.in and www.pdcor.com
Last Date of Submission of Eol Application	March 20, 2015, 4:00 PM
Address of Submission of Eol Application	Additional Director (Administration) Directorate of Medical Education Government of Rajasthan, Chikitsa Shiksha Bhawan, Aadarsh Nagar, Govind Marg, <u>Jaipur</u> - 302004 Contact: 0141-2601726, +91-9829062471(M) E-mail: directormedicaleducation@gmail.com
Eol Application Fee	The Eol Application shall be accompanied with a non-refundable Demand Draft/ Banker's Cheque of Rs. 2,000/- (Rupees Two Thousand Only) as Eol Application Fee in favour of " Additional Director (Administration), Directorate of Medical Education, Jaipur " payable at Jaipur, without which Eol Application shall not be accepted.

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1. Introduction

Directorate of Medical Education, Government of Rajasthan (GoR), invites private sector participation for construction, operation, maintenance & management of high-end Multi-Story Cottages at 7 hospitals attached to medical colleges in Rajasthan on Public-Private Partnership (PPP) Basis as mentioned below:

- (i) SMS Medical College, Jaipur
- (ii) JLN Medical College, Ajmer
- (iii) Dr. S. N. Medical College, Jodhpur
- (iv) RNT Medical College, Udaipur
- (v) Government Medical College, Kota
- (vi) Sardar Patel Medical College, Bikaner
- (vii) Jhalawar Medical College, Jhalawar

Directorate has decided to construct high-end Multi-Story Cottages on the land parcel within the hospital campuses to increase the availability of cottages in multi-story structure and to provide high-quality services to patients comparable with the best private healthcare institutions.

For each Project Directorate intends to select a private sector entity that shall be responsible for construction, operation, maintenance & management of high-end Multi-Story Cottages on PPP basis for a period to be specified in the Request for Proposal (RFP) document.

2. Objective of this Invitation for Eoi

This Invitation for Eoi is being issued to gauge the interest of potential private sector entities in the Project. The responses received will be utilized as an input to structure the Project and to decide eligibility criteria etc. which will be included in the RFP document to be issued later.

3. Broad Project Framework

- (i) Directorate would make a land parcel of approx. size of 5,000 sqmt available within each of the 7 hospitals for construction, operation, maintenance & management of high-end Multi-Story Cottages for a specified period. The proposed high-end Multi-Story Cottages are expected to be constructed and maintained with the quality standards comparable with the best in private healthcare institutions.
- (ii) Selected entities would be required to invest for construction of high-end Multi-Story Cottages which may also include demolishing old cottages/ other structures.
- (iii) The proposed high-end Multi-Story Cottages would be constructed as per applicable building byelaws & regulations including permissible Floor Space Index (FSI) and building height. **Directorate would allow the selected entities to utilize the maximum FSI as may be permissible as per applicable byelaws & regulations.**
- (iv) Selected entities would be responsible for operation, maintenance & management of high-end Multi-Story Cottages at its own cost for a specified period.
- (v) Selected entities would also be responsible to provide nursing, housekeeping and security services comparable with the best in private healthcare institutions.
- (vi) The proposed high-end Multi-Story Cottages would also have space for diagnostics, operation theatre, intensive care unit, cafeteria & dining hall, gym etc.

As per preliminary assessment these proposed projects are likely to generate attractive returns on investment. As per available data all existing cottages at all 7 locations have been operating at 100% occupancy level all the time and the demand for cottages is far more than the availability.

As per preliminary estimates tentative cost of constructing 162 new high-end Multi-Story Cottages at SMS Hospital, Jaipur is likely to be around Rs. 60 Crore. A similar assessment for the other 6 locations is being carried out. Considering the likelihood that the selected private sector entities would be allowed to utilize the maximum FSI and offer certain number of new cottages at market rates, these projects are expected to generate significant revenues and attractive returns on investment. However, the exact project structure would be spelt out in the RFP document.

4. Who can Submit the Eol Application

Interested entities (trust/ society/ company) with relevant experience and sufficient financial strength to undertake Projects of such nature and size can submit their Eol Application.

The eligibility criteria will be decided at later stage which will be incorporated in the RFP document.

The responses received will be utilized as an input to structure the Projects and to decide eligibility criteria etc. which will be included in the RFP document to be issued later.

5. Instruction for Submission of Eol Application

5.1. Availability of Invitation for Expression of Interest (Eol)

Invitation for Expression of Interest (Eol) document can be downloaded from www.medicaleducation.rajasthan.gov.in or www.pdcor.com

5.2. Eol Application Fee

The Eol Application shall be accompanied with a non-refundable Demand Draft/ Banker's Cheque of Rs. 2,000/- (Rupees Two Thousand Only) as Eol Application Fee in favour of **"Additional Director (Administration), Directorate of Medical Education, Jaipur"** payable at Jaipur, without which Eol Application shall not be accepted.

5.3. Language of Eol Application

The Eol Application and related documents shall be submitted by Applicant in English language only.

5.4. Format and Signing of Eol Application

a) Applicant shall submit their Eol Application in the Forms provided in **Appendix-1** and in line with the other instructions mentioned in this Eol document.

b) Eol Application shall consist of the following document:

- (i) Demand Draft/ Banker's Cheque of Eol Application Fee (Rs. 2,000/-)
- (ii) Details of Applicant as per **Form-1**
- (iii) Certificate of Net Worth and Turnover/Income as per **Form-2**

- (iv) Details of Relevant Experience as per **Form-3**
 - (v) Project Specific Expression of Interest as per **Form-4**
 - (vi) Brief Note on Your Understanding and Proposed Concept for Undertaking the Projects as per **Form-5**
- c) **Eol Application shall be signed and stamped on each page initialed by a person duly authorized to sign on behalf of Applicant.** The Eol Application shall be in hardbound/ spiral binding form with all pages numbered serially.

5.5. Sealing and Marking of Eol Application

- a) Eol Application shall be submitted in a sealed envelope containing the Eol Application and the following written on the top:

“Eol Application for Construction, Operation, Maintenance & Management of High-End Multi-Story Cottages at 7 Hospitals attached to Medical Colleges in Rajasthan on Public-Private Partnership (PPP) Basis”

- b) Sealed envelope containing the Eol Application shall be addressed to:

Additional Director (Administration)
Directorate of Medical Education
Government of Rajasthan,
Chikitsa Shiksha Bhawan,
Aadarsh Nagar, Govind Marg,
Jaipur - 302004
Contact: 0141-2601726, +91-9829062471(M)
E-mail: directormedicaleducation@gmail.com

- c) Envelope containing the Eol Application shall indicate the name, address and contact number of the Applicant.
- d) Applicant shall also submit Eol Application (in PDF format) at directormedicaleducation@gmail.com and info@pdcor.com

5.6. Last Date of Submission of Eol Application

- a) Eol Application should be submitted before March 20, 2015, 4:00 PM at the address given in clause 5.5, in the manner and form as detailed in this Document.

- b) Any Eol Application received after March 20, 2015, 4:00 PM shall not be accepted.
- c) Directorate may in its sole discretion, extend the last date of submission of Eol Application.

5.7. Right to Annul the Eol Process

Notwithstanding anything contained in this Eol document, the Directorate reserves the right to annul the Eol process at any time without any liability or any obligation and without assigning any reason thereof.

Appendix-1: Format for Submitting Eoi Application

Form-1: Details of the Applicant

A		Name and Legal Status of Applicant
1	Name of Applicant	
2	Legal Status of Applicant (Trust/ Society/ Company)	
3	Date of Incorporation/ Registration (enclose certified copy of certificate of incorporation/ registration)	
B		Contact Details of Applicant
1	Name and Designation of Authorised Contact Person	
2	Postal Address	
3	Telephone Number (s)	
4	Mobile No.	
5	E-mail	
6	Website	
C		Brief Description of Applicant
1	Organisation Profile	enclose details
2	Ownership Structure	enclose details
3	Background of Promoters	enclose details
4	Management Structure	enclose details
5	Main Line of Business	enclose details

Form-2: Certificate of Net Worth and Turnover/ Income

Applicant shall submit the certificate of Net Worth as on March 31, 2014 and Turnover/ Income for the Financial Year (FY) 2011-12, 2012-13, 2013-14 as per the format given below:

1	Net Worth	
(i)	Net Worth (Rs. Crore) as on March 31, 2014	
2	Turnover/ Income	
(i)	Turnover/ Income (Rs. Crores) for FY 2011-12	
(ii)	Turnover/ Income (Rs. Crores) for FY 2012-13	
(iii)	Turnover/ Income (Rs. Crores) for FY 2013-14	

Form-3: Relevant Experience

(Separate sheet to be filled for each Project)

S. N.	Particulars	
1	Name of Project/ Facility	
2	Date of Establishment	
3	Project Cost (Rs. Crore)	
4	Role of Applicant (Developer/ Owner/ Operator/ Service Provider)	Explain the Role of Applicant
5	Years of Experience as Developer/ Owner/ Operator/ Service Provider	

Note:- Applicant shall submit supporting documents/evidence e.g. work order/ completion certificate/ copy of contract agreement/ accreditations/ certifications etc. for size of the project, facilities/ services offered, organization's role in support of relevant experience claimed in the above Form-3.

Form-4: Project Specific Expression of Interest

S. N.	Project Location	Please Write "YES" if Interested
1	Jaipur	
2	Ajmer	
3	Jodhpur	
4	Udaipur	
5	Kota	
6	Bikaner	
7	Jhalawar	

Form-5: Brief Note on Your Understanding and Proposed Concept for Undertaking the Projects

[Please provide short-note (*maximum 2 pages*) about your understanding and proposed concept for undertaking the Projects]