

Corrigendum 2:

Reply to the pre-bid queries for the work of “Operation & Maintenance of existing 32 bedded hospital and establishment of 150 bedded multi specialty hospital on PPP basis”.

Sl. No.	Clause No.	Query	NMPA reply
1.	General Query	<p>As per the tender document, the total investment required for the project is stated as Rs. 107 Crores for a 3-acre land area. It is assumed that 20-22% of this investment may be allocated for installing new equipment. We would like to express our concern regarding the advisability of installing high value new equipment at the beginning of the project. Considering that setting up a hospital typically takes 8-10 years, there is a significant risk of these equipment becoming obsolete or deteriorated during this period.</p> <p>To ensure cost-effectiveness and optimal utilization of resources, we recommend installing new equipment in a phased manner as and when required. This approach will not only help in reducing initial capital investments but also ensure that the equipment remains technologically relevant when they are eventually put to use.</p>	<p>Please refer DCA clause No.21.7.1</p> <p>The Concessionaire shall procure, install and commission through modes available as per Good Industry Practice (which may include leasing of Equipment or hire purchase) all new equipment, medical devices, apparatus, existing equipment as mentioned in Schedule O(c) (hereafter all the equipment/ devices/apparatus are collectively referred to as “Equipment”) and all other support and ancillary infrastructure as necessary for development, operations and maintenance of the Hospital and providing Healthcare Services as per the Scope of the Project.</p>
2.	General Query	<p>We have taken note of the presence of 5-7 medical colleges in the vicinity, which will serve as direct competitors to the proposed hospital. To effectively challenge and compete with them, we believe it is crucial to establish the following training institutes:</p> <ol style="list-style-type: none">Training institute for NursingTraining Institute for Para MedicalTraining Institute for Physiotherapy	<p>Within 3 acres of land parcel the concessionaire can expand its hospital beyond 150 beds. However other activities like Nursing training institute, Paramedical institute, and skill development institute for healthcare workers, etc are not within the intended scope, hence the same cannot be allowed.</p>

Sl. No.	Clause No.	Query	NMPA reply
		<p>d. Training Institute for other activities to train and develop skilled staff</p> <p>By Establishing these training institutes, we will be able to train a competent workforce that can counter the challenges posed by medical colleges and meet the demand for qualified healthcare professionals.</p>	
3.	General Query	<p>The tender document mentions that the proposed project, including the 150-bedded multispecialty hospital and training institute, will be developed on 3-acre land area. Considering the future growth and expansion of the hospital, we believe that 3 acres of land may not be sufficient</p> <p>To accommodate the future needs of the hospital and ensure its sustainable growth, we estimate that 8-10 acres of land would be required in a phased manner. We kindly request clarification on whether the NMPA would be willing to allocate additional land in future at the same tender price.</p>	<p>NMPA cannot allot additional land at the current tender price. Any additional extent can be considered as per extant rules and policy of land allotment prevailing at the time of request, subject to availability of vacant land.</p>
4.	General Query	<p>According to the e tender, the timelines for Phase 0 and Phase 1 of the project and specified as 2 years from appointed date. Drawing from our three generations of experience in the medical field, we conclude that a 2-year timeline for the entire project is overly aggressive</p> <p>Given the scope of work involved, including construction, development of a 150 bedded multi-specialty hospital, recruitment of clinical and non-clinical staff, procurement of medical equipment, and obtaining necessary statutory</p>	<p>The timelines proposed in the tender cannot be changed. Bidder has to adhere to the same.</p>

Sl. No.	Clause No.	Query	NMPA reply
		<p>permissions and licenses, we believe a more realistic timeline would be 4-5 years from the date of appointment. We kindly request your reconsideration of the project timeline to ensure adequate time for detailed architectural planning, obtaining various permissions and completing construction activities without compromising the quality and standards of the hospital.</p>	

Sd/-
Chief Medical Officer