

# GOVERNMENT OF THE PUNJAB



## PC-II

### **Perfoma for Preparation of Proposal for Conducting Feasibility Study/Survey**

**Name of the proposed Study/Survey:** Feasibility Study (International) for Establishment of Medical Cities across Punjab

**Date of Preparation of PC-II:** 09<sup>th</sup> July, 2024

## 1. NAME OF THE PROJECT

Feasibility Study (International) for Establishment of Medical Cities across Punjab

i. Commencement Date:	01st February, 2025
ii. Completion Date:	30th June, 2025
iii. Total Gestation Period:	5 Month(s)

## 2. LOCATION OF THE PROJECT

Punjab

## 3. AUTHORITIES RESPONSIBLE FOR

### 3.1. SPONSORING AGENCY

- SPECIALIZED HEALTHCARE AND MEDICAL EDUCATION DEPARTMENT

### 3.2. EXECUTION AGENCY

- SPECIALIZED HEALTHCARE AND MEDICAL EDUCATION DEPARTMENT

## 4. PLAN PROVISION / SOURCE OF FINANCING

Sr #	Description
1	<b>Source of Funding:</b> Scheme Listed in ADP CFY
2	<b>GS No:</b> 355
3	<b>Total Allocation:</b> 1.000

Comments:

## 5. PROJECT OBJECTIVES

1. Preparation of detailed / comprehensive Feasibility Study regarding the project titled "Establishment of Medical Cities across Punjab" based on empirical analysis / data analysis.
2. It will serve as a source of guidance for the policy makers for taking an informed decision during the course of execution and implementation of the project.

## 6. DESCRIPTION AND JUSTIFICATION / DETAIL OF SURVEY / FEASIBILITY STUDY

### 6.1 JUSTIFICATION OF PROJECT:

As an endeavor to bring about a paradigm shift in the Public Health Sector of the Punjab province, Government of the Punjab has envisioned to establish Medical Cities across the province of Punjab. The notion of “**Medical Cities**” is defined as “*Large-scale healthcare complexes or integrated healthcare facilities that offer a wide range of medical services*”, including:

1. Hospitals and clinics
2. Research centers and institutes
3. Medical education and training facilities

4. Healthcare technology and innovation hubs
5. Pharmaceutical and biotechnology companies
6. Medical tourism facilities
7. Rehabilitation and wellness centers
8. Healthcare support services, such as laboratories, imaging centers, and pharmacies

Medical cities are designed in a way that they provide comprehensive and integrated healthcare services, foster medical innovation, and promote health education and research. They often attract international patients, talent, and investment, becoming hubs for medical tourism and healthcare excellence.

Medical city can be termed as “**ONE-STOP-SHOP**” for patients, in need of comprehensive medical services, including diagnostics, treatment, and rehabilitation.

Furthermore, Medical cities may also incorporate amenities like:

- Hotels and accommodations for patients and families
- Recreational facilities and wellness centers
- Shopping and dining areas
- Transportation services
- Telemedicine and digital health platforms

The concept of medical cities is not a new one rather it is being implemented around the globe. It is evolving, with various models and approaches emerging globally, aiming to revolutionize healthcare delivery, research, and education”.

**Envisaged benefits of Medical Cities** are given below:

**Integration of healthcare services:** Medical cities offer a **ONE-STOP-SHOP** for patients, providing comprehensive medical services, including diagnostics, treatment, and rehabilitation.

**Specialization and expertise:** Medical cities can specialize in specific areas of healthcare, attracting top medical professionals and providing cutting-edge treatments.

**Economies of scale:** Consolidating healthcare services in one location can reduce costs and improve resource allocation.

**Research and innovation:** Medical cities can facilitate collaboration between healthcare providers, researchers, and industry experts, driving medical innovation and advancements.

**Patient convenience and comfort:** Medical cities can provide a comfortable and convenient experience for patients, with amenities like hotels, restaurants, and recreational facilities.

**Economic growth and development:** Medical cities can generate employment opportunities, stimulate local economies, and attract investments.

**Access to specialized care:** Medical cities can increase access to specialized care for local and international patients.

**Improved patient outcomes:** The concentration of expertise and resources in medical cities can lead to better patient outcomes and survival rates.

Some of the **successful examples** of medical cities are given below:

**Los Angeles, California:** It is considered one of the best places to get treated and to study medicine. There are many hospitals in Los Angeles, offering various treatments and medical technology. Some of the top hospitals include University of California, Los Angeles Medical Center, Monterey Park Hospital, and LAC+USC Medical Center.

**Mountain View, California:** The city boasts of technologically advanced hospitals, including the world-renowned El Camino Hospital, Sequoia Hospital, and Dignity Health and Mountain View Healthcare Center.

**Houston, Texas:** With over 1,600 medical facilities, Houston is a popular destination for medical tourism. Their top medical centers include Houston Methodist Hospital and the University of Texas MD Anderson Cancer Center.

**Boston, Massachusetts:** Boston is known for its top-notch medical facilities and medical universities. Some

of the best hospitals include Massachusetts General Hospital and Brigham & Women's Hospital.

**Bangkok, Thailand:** Bangkok has over 1,000 hospitals, offering competitive medical technology and hospital facilities. Their most known hospitals include Ramkhamhaeng Hospital, Bumrungrad International Hospital, Wattanosoth Cancer Hospital, and The Bangkok General Hospital.

**Baltimore, Maryland:** Baltimore boasts of high technology hospital facilities and medical universities. Their best hospitals include Johns Hopkins Hospital, University of Maryland Medical Center, and Mercy Medical Center.

**London, UK:** London is known for its picturesque landscapes and beautiful architecture, as well as its high demand for nurses and doctors. It has over 500 hospitals, almost all of them having up to date medical technology for treatments. Some of their best hospitals include Guy's and St. Thomas' Hospital, Royal London Hospital, and Royal Brompton Hospital.

**Stanford, California:** Stanford has over 500 hospitals believed to offer the best treatments, including Stanford Hospital & Clinics, Stanford Health Care, and Palo Alto Medical Foundation.

**Pittsburgh, Pennsylvania:** Pennsylvania is a consistent candidate for the best places to study medicine and complete a residency. Among their popular hospitals include the University of Pittsburgh Medical Hospital and St. Clair Hospital.

**Cleveland, Ohio:** Recently, Ohio has gained popularity for its growing economy, thriving business industry, and top medical facilities. Some of the best hospitals include the prestigious Cleveland Clinic.

Taking insight from the aforementioned factors, Government of the Punjab intends to move a step forward in order to give a new dimension to the Health Sector of the Punjab Province by introducing the idea of "Medical City". The said intervention is aimed at transforming the conventional health sector which is running since ages.

The Medical Cities envisaged for the Punjab province shall consist of the advanced health care facilities providing expertise in all medical fields. The government hospitals and high standard clinics will focus on the latest trends in medical planning, operations and technology, putting the entire Province of Punjab on the forefront of international standard healthcare. Following major health facilities are envisioned to be covered in the proposed Medical Cities of the Punjab:

1. General Teaching Hospital
2. Cardiovascular Institute
3. Institute of Cancer and Oncology Services
4. Molecular Biology and Genetics Institute
5. Medical College
6. College of Allied Health Professionals
7. Pediatric Institute
8. Blood and Stem Cells Institute
9. General and Mother Child Hospital
10. Nursing College
11. Centre for Clinical, Translation and Public Health Research

**Allied facilities** may include:

- Health clinics & dental clinics
- Research labs and hubs
- Wellness parks / spa for yoga / meditation
- Corporate wellness / pressure relief center
- Park accommodations and recreation
- Academic campus & research park
- Rehabilitation resorts and sports training with support facilities such as dormitories and staff housing
- Hotels and other hospitality facilities
- Specialists / therapists to provide herbal and tib medical facilities
- Hair and beauty clinics

Since the instant project will be the first of its kind in Punjab and will involve huge capital investment. It has, therefore, been decided to conduct a detailed (International) Feasibility Study initially before proceeding ahead. For that matter, it is proposed that a consultant firm having international exposure may be hired having human resource with at least 05 years of international experience for preparation of Feasibility Study regarding establishment of Medical Cities across Punjab based on empirical analysis. So that, while moving forward with the project, informed decision making be done in order to materialize this huge project in to reality.

## **6.2 SCOPE OF THE PROJECT**

## **6.3 SECTORAL SPECIFIC INFORMATION**

Specialised Healthcare & Medical Education Department, Government of the Punjab is undertaking number of initiatives to improve healthcare delivery system in the province. The Government of the Punjab is firmly committed to provide quality health care services at the doorstep of the community through integrated approach. Therefore, in order to bring about a paradigm shift in the Health Sector, it has been envisioned to establish Medical Cities across the province of Punjab. The said intervention is intended to revolutionise the Health Sector that will transform the conventional Health Structure which is in place since ages and bring a new dimension to it.

7. YEAR WISE COST ESTIMATES

Financial Components: Revenue  
Cost Center:OTHERS- (OTHERS)  
Fund Center (Controlling):N/A

Grant Number:Development Revenue - (PC22036)  
LO NO:N/A  
A/C To be Credited:Assan Assignment

		PKR Million	
Sr #	Object Code	2024-2025	
		Local	Foreign
1	A02102-Consultant based Feasibility Studies	27.318	0.000
Total		27.318	0.000

**BREAK-UP OF COST**

<b>Sr. No.</b>	<b>Description</b>	<b>Amount (Rs. in millions)</b>
1.	Preparation of Feasibility Study	20.200
2.	Direct Cost	3.350
<b>Sub-Total</b>		<b>23.550</b>
3.	16% PST	3.768
<b>Total Cost</b>		<b>27.318</b>

**BREAK-UP OF COST FOR PREPARATION OF FEASIBILITY STUDY****REMUNERATION**

<b>Sr. No.</b>	<b>Designation</b>	<b>No.</b>	<b>Man Months</b>	<b>Rate (Rs. / Month)</b>	<b>Amount (Rs.)</b>
1.	Team Leader	1	05	1,000,000	5,000,000
2.	Healthcare Consultant	1	04	700,000	2,800,000
3.	Architect	1	04	700,000	2,800,000
4.	Engineering Consultant	1	04	700,000	2,800,000
5.	Geologist	1	04	700,000	2,800,000
6.	Financial Analyst	1	02	500,000	1,000,000
7.	Health Economist / Public Policy Expert	1	02	500,000	1,000,000
8.	Research Analyst	1	02	500,000	1,000,000
9.	Environmental Consultant	1	02	500,000	1,000,000
<b>Total</b>					<b>20,200,000</b>



**DIRECT COST**

<b>Sr. No.</b>	<b>Description</b>	<b>Amount (Rs.)</b>
1.	I.T Services	500,000
2.	Office Rent (Rs. 100,000 per month)	500,000
3.	R.E Office Furnishing (lump sum)	500,000
4.	R.E Office Utilities, Janitorial Services etc. (Rs. 50,000 per month)	250,000
6.	Printing, Photocopies / Stationary (Rs. 20,000 per Month)	100,000
7.	Transport / Travelling Expenditures / POL (@ Rs. 200,000/- per month) for visits / surveys of sites	1,000,000
8.	Advertisement Cost	500,000
<b>Total</b>		<b>3,350,000</b>

## **8. MANAGEMENT STRUCTURE AND MANPOWER REQUIREMENTS**

Services of the following key diverse professionals would be needed for the preparation of Feasibility Study on Medical Cities:

1. Team Leader
2. Healthcare Consultant
3. Architect
4. Engineering Consultant
5. Geologist
6. Financial Analyst
7. Health Economist / Public Policy Expert
8. Research Analyst
9. Environmental Consultant

## **9. ACTIVITIES / IMPLEMENTATION PLAN OF SCHEME / SURVEY / FEASIBILITY STUDY**

Time duration of proposed consultancy is Five (05) months starting from the award of contract during the CFY 2024-25.

## **10. THE STUDY (TORS OF THE CONSULTANT)**

### **10.1 BRIEF BACKGROUND OF THE PROJECT**

In order to evolve and revolutionize the Health Sector of Punjab, Government of the Punjab (GoPb), SHC&ME Department has decided to establish Medical Cities across Punjab. The instant intervention would be one of its kind in Punjab and will be involving huge capital investment. Therefore, to start with, it has been decided that a detailed Feasibility Study shall be conducted before embarking on this new venture. The intended Feasibility Study shall provide the relevant information based on empirical analysis / data analysis that will be helpful for the policy makers for making an informed decision during the course of the execution and implementation of the project.

In order to materialize this concept in to reality as a success model, SH&ME Department intends to hire services of a well reputed consultant firm having international exposure in assisting the client regarding medical cities their need, scope, requirement and financial & socio-economic impacts, for the preparation of a comprehensive Feasibility Study.

### **10.2 OBJECTIVES OF CONSULTANCY**

The objective of hiring consultant firm having international exposure is to prepare a detailed feasibility study based on empirical analysis on assessing the need to determine as to whether establishment of medical cities across Punjab would be a sustainable intervention financially & economically or otherwise.

### **10.3 SCOPE, DUTIES & RESPONSIBILITIES OF CONSULTANTS**

The SH&ME Department intends to hire services of the consultant firm with international exposure having human resource with at-least 05 years of international experience, the Scope of Services of the Consultant Firm shall comprise the following:

1. Collection of project requirements / information and finalization of the same through meetings with the stakeholders and visiting the potential sites / locations.
2. Collection / compilation of existing data related to Health facilities
3. Identification of potential locations / sites (of Punjab Province) for the establishment of Medical Cities, supported by data
4. Proposing scope for Medical Cities, for potential locations / sites, based on empirical analysis / data

analysis

5. Separate cost estimation of establishing medical city (with its components) for each potential site / location
6. Identification of Technical requirements such as infrastructural, governance, information system, power / electricity requirements, equipment / tool requirements, wastage disposal mechanism, logistic requirements & procurement planning etc.
7. Recommend viable mode of execution of the project (i.e., Public Private Partnership (PPP), Build Operate Transfer (BOT) etc.,) supported by comparative analysis of each mode of execution with its pros & cons
8. Operations & Management Model
9. Suggest measures for sustainability of the initiative
10. Identification of required expertise, services and relevant Human Resource for making Medical City a success model
11. A comprehensive Cost Benefit Analysis of the project on following lines:
  - i. Explaining the rationale of the project / why there is a need of such policy change
  - ii. Specifying the set of alternative projects
  - iii. Identification of costs of the project:
    - Direct costs (e.g., labor, materials)
    - Indirect costs (e.g., overheads, opportunity costs)
  - iv. Identification of benefits of the project:
    - Tangible benefits (e.g., increased revenue, reduced costs)
    - Intangible benefits (e.g., improved health, increased satisfaction)
  - v. Quantification of costs and benefits of project:
    - Assigning monetary values to costs and benefits
  - vi. Comparison of costs and benefits of project based on following parameters with their interpretation:
    - Net Present Value (NPV)
    - Benefit-Cost Ratio (BCR)
    - Economic Internal Rate of Return (EIRR)
  - vii. Evaluation of the Economic Viability of the project based on results of the following:
    - Net Present Value (NPV)
    - Benefit-Cost Ratio (BCR)
    - Economic Internal Rate of Return (EIRR)
12. Perform Sensitivity Analysis
13. Perform Cost Effectiveness Analysis
14. Prepare Implementation Plan
15. Environment Impact Analysis during execution & post execution of the project
16. Identification of possible risks / challenges related to the project, considering the environmental, economic, budgetary and political factors etc.,
17. Preparation of compact Risk Mitigation Plan considering the volume of the project
18. Preparation of detailed Monitoring & Evaluation Plan
19. Preparation of Feasibility Study incorporating all the aforementioned points

#### **10.4 DELIVERABLE WITH TIMELINES**

#### **10.5 TIME DURATION OF PROPOSED CONSULTANCY**

#### 10.6 ROLE OF CLIENT AGENCY

#### 10.7 PROFESSIONAL LIABILITIES OF CONSULTANTS

#### 10.8 CORE TEAM OF EXPERTS ALONG WITH QUALIFICATION, EXPERIENCE AND MAN MONTHS REQUIREMENTS

#### 10.9 POSSIBILITY OF PROSPECTIVE PROJECT FINANCING AND IMPLEMENTATION THROUGH DIFFERENT MODES

Will be recommended by the Consultant Firm.

#### 10.10 RISK AND SENSITIVITY ANALYSIS AND PROPOSED MITIGATION MEASURES

Will be provided by the Consultant Firm.

#### 10.11 FORWARD BACKWARD LINKAGES OF THE PROPOSE STUDY / SURVEY

#### 10.12 EXPECTED OUTPUT OF THE PROPOSED FEASIBILITY STUDY / SURVEY

### 11. INDICATE STUDIES / SURVEYS ALREADY UNDERTAKEN:

undefined

### 12. CERTIFICATE

**Focal Person Name:**M-Aleem



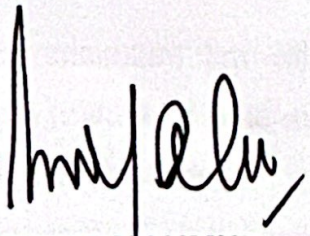
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5	Prepared by	 <b>M. ALEEM</b> Planning Officer SHC&ME Department
6	Checked by	 <b>ABDUL HAQ BHATTI</b> Chief Planning Officer SHC&ME Department  <b>WAJID ALI SHAH</b> Special Secretary (D&R) SHC&ME Department
7	Recommended by	 <b>AZMAT MAHMUD</b> Secretary SHC&ME Department

### 13. CHECKLIST FOR INITIAL SCRUTINY

1. Signature of the Administrative Secretary	(Yes)
2. The Study (TORS Of The Consultant)	
a. Brief background of The Project	(No)
b. Objective of Consultancy	(No)
c. Scope, Duties & Responsibilities of Consultants	(No)
d. Deliverables with Timelines	(No)
e. Time Duration of Proposed Consultancy	(No)
f. Role of Client Agency	(No)
g. Professional Liabilities of Consultants	(No)
h. Core Team of Experts along with Qualification, Experience and Man Months Requirements	(No)
3. Management Structure And Manpower Requirements	(Yes)
4. Implementation Plan (Gantt Chart or Line Chart / Bar Chart	(No)
5. Risk Analysis And Proposed Mitigation Measures	(No)
6. Year Wise Financial Phasing	(No)