



NEW HOSPITAL OF HIGH COMPLEXITY IN CHIMBOTE



ProInversión

Private Investment Promotion Agency - Peru

NEW HOSPITAL OF HIGH COMPLEXITY IN CHIMBOTE

1. PROJECT OBJECTIVE

The project encompasses the design, construction, equipping, and commissioning of a High Complexity Hospital (HACA) and an Increasing Complexity Polyclinic (PCC) in the city of Chimbote, belonging to the Social Security Healthcare Network (ESSALUD) in the department of Ancash, located in the north of the country.

2. PROJECT DESCRIPTION

Through the modality known as “gray coat”, the public entity ESSALUD seeks to hire a private operator to carry out the following:

- Develop the investment phase: design, construction, and equipment (Clinical and Non-Clinical) of the two sites.
- Implement and maintain non-sanitary services (“gray coat”) of both sites: food services, laundry, security, cleaning, hospital waste management, sterilization, infrastructure maintenance, and equipment maintenance.

SCOPE AND BENEFICIARIES

After 20 years, an estimated 531,966 of persons insured with ESSALUD in the department of Ancash will benefit from the project; they account for 42% of the total population of the department.

The area of influence of the project is the department of Ancash, where two Healthcare Services Networks of ESSALUD operate: Ancash Healthcare Network and the Huaraz Healthcare Network, which currently include three Hospitals, seven Medical Centers, six healthcare posts, and three primary healthcare centers.

The project includes the demolition of one of the hospitals, and then building and equipping the Ancash High Complexity Hospital. This hospital will become the highest reference level for the other two ESSALUD hospitals in Ancash. Likewise, the Increasing Complexity Polyclinic will be constructed and equipped.

FUNCTIONAL MEDICAL PROGRAM: HEALTH SERVICE PRODUCTION UNITS (UPSS)

TABLE 1: UPSS – HACA

SERVICES	QUANTITY
UPSS PHYSICIANS' PRIVATE OFFICES (AMBULATORY CARE)	
1. Physicians' Private Offices	28
a) Physicians' Offices (15 medical specialties)	15
b) Surgeons' Offices (8 surgical specialties)	9
c) Obstetrics and gynecology	2
d) Pediatrics	2
2. Other specialties (Dentistry, Nurses' Station, Obstetrics, Nutrition, Psychology, Social Work, Telemedicine)	9
3. Medical Treatment Rooms	27
a) General Medicine	15
b) Surgery	8
c) Obstetrics and Gynecology	3
d) Pediatrics	1
4. Non-medical Procedures (Dentistry, Nurses' Station, Obstetrics, Psychology)	7
UPSS HOSPITALIZATION	
1. Hospital Beds (isolated not included)	161
a. Medical Services (13 specialties)	75
b. Surgical Services (8 specialties)	31
c. Obstetrics and Gynecology Services	27
d. Pediatrics Services	28
2. Isolation	9
UPSS EMERGENCY ROOM (ER)	
Examination Rooms	6
Beds for patients on observation status (men, women, children, isolated)	22
Urgent care room	1
Waiting room rehydration	1
UPSS SURGICAL CENTER	
1. Operating Room (OR)	7
1. Scheduled Surgeries	6
2. Emergencies	1
2. Recovery Beds (RB)	14
UPSS OBSTETRICS WARD	
1. Delivery Room	2
Birthing Beds (labor)	4
Birthing Beds (recovery and postpartum)	3
Fetal Monitoring Room (3 beds)	1
2. Neonatology	
Intermediate Care Nursery	11
Neonatal Intensive Care Unit (NICU) (incubators)	4
UPSS - ICU (isolated bed included)	
ICU (beds for adults and pediatric beds)	12

SERVICES	QUANTITY
NICU (beds for adults and pediatric beds)	22
UPSS DIAGNOSTIC MEDICAL IMAGING	
Rooms (Bone Densitometry, Ultrasound, Mammography, Magnetic Resonance Imaging (MRI), Tomography, X-Rays: simple/contrasting)	10
UPSS CLINICAL PATHOLOGY	
Sampling	22
Sampling Processing (Hematology, Biochemistry, Immunology, Microbiology, Parasitology, Tuberculosis, Emergency)	10
UPSS PHARMACY	
Prescription Dispatch Consoles	7
UPSS PATHOLOGICAL ANATOMY	
1. Rooms	10
Surgical Pathology, Cytology, Necropsies	3
Others	7
UPSS PHYSICAL MEDICINE & REHABILITATION	
1. Offices	4
Medical offices	2
No Medical offices	2
2. Rooms for procedures, therapies, others	20
UPSS HEMODIALYSIS AND PERITONEAL DIALYSIS	
HEMODIALYSIS	
Offices	2
Hemodialysis Chairs (Regular, Emergency, Back-up)	19
PERITONEAL DIALYSIS	
Offices	3
Rooms (including invasive procedures rooms and automated PD Room)	4
UPSS STERILIZATION CENTER	1
UPSS CENTERS OF HEMOTHERAPY AND BLOOD BANKS (Type II)	1

TABLE 2: UPSS - PCC

SERVICES	QUANTITY
UPSS PHYSICIANS' PRIVATE OFFICES (Ambulatory Care)	
1) Physicians' Offices	16
a) Medicine Offices	12
b) Obstetrics and gynecology	2
c) Pediatrics	2
2) Non-medical Offices (Dentistry, Nurses' Station, Obstetrics, Nutrition, Psychology, Social Work, others)	19
3) Procedures (Medicine, Obstetrics and Gynecology, Cardiology)	6
UPSS PHYSICAL MEDICINE & REHABILITATION	
1) Medical Offices (including 1 UPSS Office for Ambulatory Patients)	----
2) Rooms for procedures and therapies	10

SERVICES	QUANTITY
UPSS EMERGENCY ROOM (ER)	
a) Medical Examination Rooms	1
b) Area for patients on observation status (7 beds)	1
c) Procedure Room for Nursing Care (Injections, nebulization, and oral rehydration)	5
UPSS DIAGNOSIS AIDS & TREATMENT	
Rooms (X-Rays, with or without contrasting, ultrasound, mammography)	3
UPSS CLINICAL PATHOLOGY:	
SAMPLING AND PREPARATION AREA	5
EMERGENCY LABORATORIES	2
UPSS PHARMACY	
Prescription Dispatch Consoles	5
DISINFECTION/STERILIZATION ACTIVITIES	1

ARCHITECTURE PROPOSAL

TABLE 3: UPSS – HACA AREAS

FUNCTIONAL UNIT	M² BUILT ESTIMATED
HEALTHCARE UNITS	
UPSS HOSPITALIZATION	6,900.59
UPSS CRITICAL CARE UNIT	2,790.70
UPSS PHYSICIANS' PRIVATE OFFICES	3,918.40
UPSS HEMODIALYSIS	783.9
UPSS PERITONEAL DIALYSIS	340.88
UPSS PHYSICAL MEDICINE & REHABILITATION	1,269.12
UPSS EMERGENCY ROOM	1,713.10
UPSS SURGICAL CENTER	1,521.32
UPSS DAY-TIME SURGERY	975.75
UPSS OBSTETRICS CENTER	715.05
UPSS STERILIZATION	693.6
CLINICAL SUPPORT AREAS	
UPSS DIAGNOSTIC IMAGING (MEDICAL IMAGING)	1,163.21
UPSS PHARMACY	852.61
UPSS CLINICAL PATHOLOGY	1,053.93
UPSS BLOOD BANK & HEMOTHERAPY	1,225.93
UPSS PATHOLOGICAL ANATOMY	554.58
PATIENT MANAGEMENT AREA	
UPSS ADMINISTRATION	2,746.53
UPSS DATA MANAGEMENT	527.45
GENERAL SERVICES AREA	
UPS TRANSPORTATION	75
UPS LAUNDRY & CLOAKROOM	371.96
UPS STAFF CHANGING ROOMS & BATHROOMS	909.59

UPS MAINTENANCE SHOPS	617.85
UPS GENERAL WAREHOUSE	907.5
GENERAL SERVICES AREA	
UPS COLD CHAIN (Specialized Warehouse)	146.58
UPS HOUSEKEEPING	41.17
UPS SECURITY	20
UPSS NUTRITION & DIET SERVICES	1,100.97
UPS ENVIRONMENTAL HEALTH	358.3
UPS POWER GENERATOR (POWER HOUSE)	1,020.34
UPS MEDICAL GAS SUPPLY CENTER	226.2
SUPPLEMENTARY SERVICES AREAS	
UPS ALL-PURPOSE ROOM	199.67
UPS STAFF RESIDENCE	397.93
UPS STAFF LOUNGE	713.28
NET & TOTAL BUILT AREA OF FUNCTIONAL UNITS	36,626.79
SUPPLEMENTARY AREAS	
15% of the total functional unit areas (vertical & horizontal interconnection).	
5% of the total functional area (Technical Floor	5,494.02
Electromechanical Installations: including technical rooms, electric panels, electric frames, sanitary installations frames, etc.) (including seismograph).	1,749.29
PROJECT NET & TOTAL BUILT AREA	43,870.10
OPEN AREAS (Parking and others)	4,380.06
TOTAL BUILT AREAS + INTERNAL PARKING AREA	48,250.16

The volumetric composition of the hospital building would be the base-tower model, with seven floors above the ground level, plus a technical mezzanine. The aforementioned structure must have two distinct volumes:

- Bottom-section, like bed-rock, larger than the upper one, which consists of a prism of approximately 80 x 120 m base with the larger area having a north-south direction. Limited to 3 floors in height.
- Upper section, is 4 floors high.

Between both sections and as a transition area is the technical mezzanine, which is divided into two differentiated zones. Underground, two more levels are designed; the first basement contains the general services and the second basement the public parking area.

TABLE 4: UPSS – PCC AREAS

FUNCTIONAL UNIT	M² BUILT ESTIMATED
HEALTHCARE UNITS	
UPSS PHYSICIANS' PRIVATE OFFICES	2,221.10
UPSS SUPPLEMENTARY MEDICINE	261.8

UPSS PHYSICAL MEDICINE & REHABILITATION:	452.2
UPSS EMERGENCY ROOM	687
UPSS STERILIZATION:	76.5
CLINICAL SUPPORT AREAS	
UPSS DIAGNOSTIC MEDICAL IMAGING	345
UPSS PHARMACY	276.75
UPSS CLINICAL PATHOLO	184.95
ADMINISTRATION DEPARTMENT	
UPS ADMINISTRATION	201.15
UPS DATA MANAGEMENT	104.76
GENERAL SERVICES AREA	
UPS TRANSPORTATION	71.5
UPS CLOAKROOM	97.5
UPS STAFF CHANGING ROOMS & BATHROOMS	114.4
UPS MAINTENANCE SHOPS	13
UPS GENERAL WAREHOUSE	26
UPS ENVIRONMENTAL HEALTH	105.3
UPS HOUSEKEEPING	26
UPS SECURITY	15.6
UPS POWER GENERATOR (POWER HOUSE)	171.6
UPS COLD CHAIN (Specialized Warehouse)	197.6
UPS MEDICAL GAS SUPPLY CENTER	20.8
SUPPLEMENTARY SERVICE AREAS	
UPS STAFF LOUNGE	182
NET & TOTAL BUILT AREA	5,852.51
SUPPLEMENTARY AREAS	
15% of the total functional unit areas (vertical & horizontal interconnection).	877.88
5% of the total functional area (Technical Floor/	
Electromechanical Installations.	292.63
PROJECT NET & TOTAL BUILT AREA	7,023.01
OPEN AREAS (Parking and others)	1,400.00

EQUIPPING PROPOSAL

TABLE 5: HACA EQUIPMENT

EQUIPMENT	QUANTITY
Biomedical Equipment	1,022
Supplementary Equipment	1,757
Electromechanical Equipment	95
Computer and Communications Equipment	1,724
Clinical Furniture	5,200
Furniture for Administrative Areas	6,685
Instruments	381
Grand Total	16,864

The complete list of the equipment and systems to be considered as an integral part of the whole building will depend on the engineering design of the respective specialties involved in the development of the technical file of the civil works to be completed with the final investment project assessment.

The amount of investment in equipment will include the supply and installation of equipment, commissioning of the equipment, training of support staff on how to use such equipment, training of technical staff, equipment guarantees, preventive maintenance including all costs and expenses during the guarantee period (depending on the type of equipment this period can be from 12 to 36 months) plus taxes (I.G.V.).

The detail list of equipment includes, by way of reference, some of the items that are purchased under the "assignment in use" or "commodatum" modality (such as analyzers, infusion pumps, etc.).

TABLE 6: PCC EQUIPMENT

EQUIPMENT	QUANTITY
Administrative Furniture	1,473
Biomedical Equipment	135
Supplementary Equipment	289
Electromechanical Equipment	20
Computer And Communications Equipment	329
Instruments	87
Clinical Furniture	992
Grand Total	3,325

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3. TYPE OF PROJECT

This project will be carried out through the Public Private Partnership mechanism by signing a Contract to be executed between the Peruvian State and the Successful Bidder of the International Public Bidding to be called by Proinversion for that purpose.

Some features of the project:

- Modality: Co-financed through Availability Payment
- Competition factor: TBD
- Contract term: 20 years. Three (03) years (final assessment and performance) + seventeen (17) years (of 'gray coat' hospital operation).

4. PROJECT LOCATION AND AREA OF INFLUENCE

The Ancash High Complexity Hospital will be developed in a land owned by ESSALUD, which is located on Avenida Anchoveta s/n in the District of Nuevo Chimbote - Province of Santa, having a total area of 16,068.13 m².

The Increasing Complexity Polyclinic will be located on the corner of 56th Street and 78th Street in the District of Nuevo Chimbote - Province of Santa, having a total area of 10,000.00 m².



INCREASING COMPLEXITY
POLYCLINIC IN CHIMBOTE



HOSPITAL OF HIGH COMPLEXITY
IN CHIMBOTE



N. Chimbote

Total area: 16,068 m²
PA Area: 48,250,16 m²

**Base and tower
Linear building**



N. Chimbote

Total area: 10,000 m²
PA Area: 7,454 m²

**Horizontal
building**

5. INVESTMENT AMOUNT

Approximately US \$ 110 Million (VAT not included).



6. INVESTMENT REMUNERATION

Payments to be made by ESSALUD (project income) shall be through the availability payment mechanism, comprising:

- Investment Compensation
- Maintenance and Operation Fee

The items abovementioned would allow the Operator to recover investments as well as to collect maintenance and operation fees (gray coat).

7. BID AWARD DATE

Estimated Bid Award Date: Quarter IV 2018.

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