

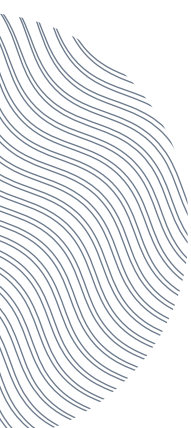


# NEW HOSPITAL OF HIGH COMPLEXITY IN PIURA



**ProInversión**

Private Investment Promotion Agency - Peru



# NEW HOSPITAL OF HIGH COMPLEXITY IN PIURA

## PROJECT OBJECTIVE

The project encompasses the construction, equipping, and commissioning of a High Complexity Hospital (HACA) for the Social Security Healthcare Network (ESSALUD) in the city of Piura, located in the north of the country. The area of influence includes insured persons and their dependents entitled to benefit from this service from the departments of Piura and Tumbes.

## PROJECT DESCRIPTION

The “New Piura High Complexity Hospital” project will have a modern infrastructure of approximately 342 hospital beds with state-of-the-art equipment.

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

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

### **SCOPE AND BENEFICIARIES**

After 20 years, an estimated 116,559 of persons insured with ESSALUD in the department of Piura and Tumbes will benefit from the project.

By 2036, the population of insured persons in the regions of Piura and Tumbes is estimated to be 1,116,559.



## FUNCTIONAL MEDICAL PROGRAM: HEALTH SERVICE PRODUCTION UNITS (UPSS)

TABLE 1: UPSS

SERVICES	QUANTITY
<b>UPSS PHYSICIANS' PRIVATE OFFICES (AMBULATORY CARE)</b>	
Physicians' Offices	41
Non-medical Offices	19
Medical Procedures Rooms	78
Non-medical procedures rooms	5
<b>UPSS HOSPITALIZATION</b>	
Hospitalization Wards: Hospital Beds	324
Medical Services	121
Surgical Services	104
Obstetrics and Gynecology Services	47
Pediatrics Services	52
<b>UPSS EMERGENCY ROOM (ER)</b>	
Emergency Rooms	19
Beds for patients on observation status	49
<b>UPSS SURGICAL CENTER</b>	
Operating Room (OR) – Surgery by Specialization	11
<b>UPSS OBSTETRICS WARD</b>	
Delivery Rooms	9 UTPR
<b>UPSS – ICU</b>	
ICU Beds	14
NICU Beds	28
ICU-NICU Neonatology (Cribs):	
ICU: Incubators	9
NICU: Cribs	33
Cribs for the adaptation unit	6
<b>UPSS DIAGNOSIS AIDS &amp; TREATMENT</b>	
Rooms	18
Angiography Room	1
Bone Densitometry Room	2
Ultrasound Room	4
Extracorporeal Shockwave Lithotripsy Unit (ESWL)	1
Mammography Room (treatment)	2
Magnetic Resonator Room	1
Tomography Room	2
X-ray Room (Digital)	4
X-ray Room (Contrast)	1
<b>UPSS NUCLEAR MEDICINE</b>	
Physicians' Office	1
Gamma Chamber	1
<b>UPSS CLINICAL PATHOLOGY (CLINICAL LABORATORY)</b>	
Lab Cubicles - Sampling	16





SERVICES	QUANTITY
Sample Processing	7
<b>UPSS PHARMACY</b>	6
<b>UPSS PATHOLOGICAL (ROOMS)</b>	9
<b>UPSS PHYSICAL MEDICINE &amp; REHABILITATION</b>	
Physicians' Office	10
Non-physicians' Office	2
<b>Cubicles</b>	<b>37</b>
<b>UPSS CENTERS OF HEMOTHERAPY AND BLOOD BANKS</b>	1
<b>UPSS STERILIZATION CENTER</b>	5
<b>UPSS HEMODIALYSIS</b>	
<b>Physicians' Office:</b>	<b>4</b>
Hemodialysis Chairs	57
<b>PERITONEAL DIALYSIS</b>	
Offices	3
<b>UPSS RADIOTHERAPY</b>	
OUT-Patient Radiotherapy	
Physicians' Office	2
Linear Accelerator	2
Internal Radiation Therapy (Brachytherapy)	
Physicians' Office	1
<b>UPSS CHEMOTHERAPY (ARMCHAIRS)</b>	<b>20</b>

## ARCHITECTURE PROPOSAL

TABLE 2: UPSS – AREAS

FUNCTIONAL UNIT	ESTIMATED M <sup>2</sup>
SERVICES	QUANTITY
HOSPITAL AREAS	33.529,78
UPSS HOSPITALIZATION	10.489,88
UPSS CRITICAL CARE UNIT	3.769,50
UPSS PHYSICIANS' PRIVATE OFFICES	5.495,70
UPSS OPHTHALMOLOGY (INSTITUTE OF OPHTHALMOLOGY)	938,00
UPSS HEMODIALYSIS	1.522,50
UPSS PERITONEAL DIALYSIS	301,00
UPSS PHYSICAL MEDICINE & REHABILITATION	1.713,60
UPSS CHEMOTHERAPY	649,60
UPSS RADIOTHERAPY	1.690,50
UPSS Emergency Room	2.368,80
UPSS Surgical Center:	1.880,00
UPSS Day-Time Surgery:	837,6
UPSS Obstetrics Center:	1.186,40
UPSS Sterilization:	686,7



**FUNCTIONAL MEDICAL PROGRAM: HEALTH SERVICE PRODUCTION UNITS (UPSS)**

TABLE 1: UPSS

FUNCTIONAL UNIT	ESTIMATED M <sup>2</sup>
<b>CLINICAL SUPPORT AREAS</b>	<b>6.026,07</b>
UPSS Diagnostic Imaging (Medical Imaging):	2.262,00
UPSS Nuclear Medicine:	283,5
UPSS Pharmacy:	850,23
UPSS Clinical Pathology:	957,42
UPSS Blood Bank & Hemotherapy	1.128,87
UPSS Pathological Anatomy:	544,05
<b>PATIENT MANAGEMENT AREA</b>	<b>3.591,00</b>
UPSS Administration	2.744,55
UPSS Data Management	684,45
UPSS – Chapel	162
<b>GENERAL SERVICES AREA</b>	<b>6.150,82</b>
UPS Transportation	118,3
UPS Laundry & Cloakroom	392,6
UPS Staff Changing Rooms & Bathrooms	426,4
UPS Maintenance Shops	599,3
UPS General Warehouse	988
UPS Cold Chain (Specialized Warehouse)	197,6
UPS Housekeeping	88,4
UPS Security	104
UPSS Nutrition & Diet Services	1.770,86
UPS Environmental Health	345,8
UPS Power Generator (Power House)	1.009,06
UPS Medical Gas Supply Center	110,5
<b>SUPPLEMENTARY SERVICE AREAS</b>	<b>985,14</b>
UPS All-Purpose Room	210,6
UPS Staff Residence	280,8
UPS Staff Lounge	493,74
<b>NET &amp; TOTAL BUILT AREA OF FUNCTIONAL UNITS (I TO XXIV)</b>	<b>50.282,81</b>
SUPPLEMENTARY AREAS: -15% of the total functional unit areas (vertical & horizontal interconnection)	7.542,42
5% of the total functional area (Technical Floor/ Electromechanical Installations: INCLUDING TECHNICAL ROOMS, ELECTRIC PANELS, ELECTRIC FRAMES, SANITY INSTALLATIONS FRAMES, ETC.)	2.514,14
<b>PROJECT NET &amp; TOTAL BUILT AREA</b>	<b>60.339,37</b>
<b>OPEN AREAS (PARKING AND OTHERS)</b>	<b>69.039,37</b>



## EQUIPPING PROPOSAL

TABLE 3: EQUIPMENT

EQUIPMENT	QUANTITY
FURNITURE FOR ADMINISTRATIVE AREAS	9.597
BIOMEDICAL EQUIPMENT	1.533
SUPPLEMENTARY EQUIPMENT	2.839
ELECTROMECHANICAL EQUIPMENT	142
COMPUTER AND COMMUNICATIONS EQUIPMENT	2.54
INSTRUMENTS	748
CLINICAL FURNITURE	7.884
<b>Grand Total</b>	<b>25.283</b>

Prepared by: Consorcio Salud Perú

## TYPE OF PROJECT

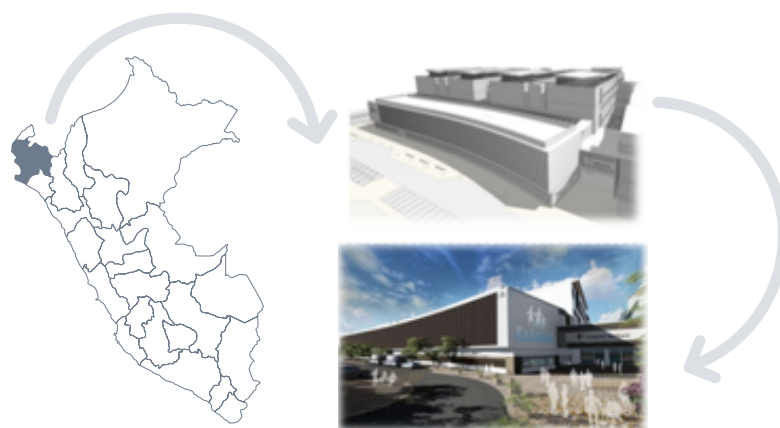
This project will be carried out through the Public Private Partnership mechanism by signing a Contract to be executed between the Peruvian State and the Successful Bidder of the International Public Bidding to be called by Proinversion for that purpose.

Some features of the project:

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

## PROJECT LOCATION AND AREA OF INFLUENCE

The "New Piura High Complexity Hospital" project will be developed in a plot of land owned by ESSALUD, having a total area of 50,000 m<sup>2</sup> and a perimeter of 894.82 m, located in the District, Province, and Department of Piura.





## ESTIMATED INVESTMENT

Approximately US \$ 144 Million (VAT not included).

## 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).

## BID AWARD DATE

Estimated Bid Award Date: Quarter IV 2018

## **Disclaimer**

This document may contain confidential information. You may not disseminate, disclose, trade based upon or otherwise use the information in this document for any purpose other than an evaluation of the potential transaction described herein. Neither ProInversión nor any of its representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this document, and you should conduct your own independent analysis of the information contained or referred to herein. Nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past, present or future. You acknowledge and agree that ProInversión and its respective representatives are under no obligation to accept any offer or proposal by any person or entity regarding a potential transaction.





# ProInversión

Private Investment Promotion Agency - Peru

[www.proinversion.gob.pe](http://www.proinversion.gob.pe)



*Trabajando para  
todos los peruanos*



Proinversión Perú



Proinversión Perú



Proinversión Perú



Proinversión Perú

