



الخدمت فاؤنڈیشن پاکستان
ALKHIDMAT FOUNDATION PAKISTAN



QURTABA
CITY
عالم دارین کا شہر

REQUEST FOR PROPOSAL (RFP)
FOR
HIRING OF ARCHITECT / DESIGN CONSULTANT (S) / CONSULTANT FIRM
FOR DEVELOPMENT OF
ALKHIDMAT INTERNATIONAL MEDICAL CITY, QURTABA

ALKHIDMAT FOUNDATION PAKISTAN
ALKHIDMAT COMPLEX, 3 KM, KHAYABAN-E-JINNAH, LAHORE



DATE: MARCH 16TH, 2024

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ALKHIDMAT FOUNDATION PAKISTAN

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TABLE OF CONTENTS

DISCLAIMER.....	2
1. SUMMARY AND BACKGROUND	4
1.1. Alkhidmat Foundation Pakistan:	4
1.2. Qurtaba City:	4
1.3. Alkhidmat International Medical City Qurtaba:	5
2. PROPOSAL GUIDELINES.....	5
3. PROJECT PURPOSE AND DESCRIPTION	6
3.1. Enhancing Healthcare Access:	6
3.2. Improving Healthcare Quality:	6
3.3. Educating Future Healthcare Professionals:	7
3.4. Serving the Community:	7
4. PROJECT DESCRIPTION:.....	7
4.1. Project Components:	8
4.1.1. One Thousand Bed Teaching Hospital:	8
4.1.2. Medical College:	10
4.1.3. Dental College:	10
4.1.4. Nursing College:	11
4.1.5. Allied Health Institutes:	12
4.1.6. Accommodation and Other Facilities:	12
5. DELIVERABLES OF PROPOSAL	12
6. REQUEST FOR PROPOSAL AND PROJECT TIMELINE.....	13
7. BUDGET	14
8. BIDDER QUALIFICATIONS	14
9. PROPOSAL EVALUATION CRITERIA	14

ALKHIDMAT FOUNDATION PAKISTAN

1. SUMMARY AND BACKGROUND

1.1. Alkhidmat Foundation Pakistan:

Alkhidmat Foundation Pakistan is non-political, non-government organisation that provides humanitarian and social welfare services to communities across Pakistan. The Foundation was established in 1990 by a group of like-minded individuals who were inspired by the teachings of Islam and its emphasis on helping the poor, needy and vulnerable members of society. The organization was formally registered as a non-profit in 1993 and since then has been providing relief and development services to the most deprived and marginalized communities in Pakistan.

The idea behind the establishment of Alkhidmat was to create an organization that could operate on a national scale and provide humanitarian assistance to the most vulnerable and needy segments of society. The organization has been successful in achieving this goal, and today, it operates in all four provinces of Pakistan. Alkhidmat's dedicated Seven Service Areas include Disaster Management, Education, Health, Alkhidmat Mawakhat Program, Community Services, Orphan Care and Clean Water. Its mission is to work as an independent, charitable and non-profit organization. Alkhidmat Foundation Pakistan (AKFP) has successfully implemented numerous projects under Health Department across Pakistan. There are 52 Hospitals, 113 Diagnostic Centers and Collection Units and a fleet of 310 Ambulances providing services throughout Pakistan.

1.2. Qurtaba City:

Qurtaba City is one of the top residential projects in sector of Real Estate Pakistan known for its inspirational look and peaceful environment, located near Chakri Interchange and officially approved by the concerned government authorities. The area falls under the jurisdiction of TMA Potohar Town, which has approved the scheme and issued No Objection Certificate under NOC No. 105/TMO. All related NOCs and approval from other concerned authorities have also been acquired. It has a great potential to meet all residential facilities along with the day-to-day unique lifestyle requirements. To meet Islamic living standards, Qurtaba City is striving to provide principal cooperative development in the field of Real

Estate in Pakistan. Qurtaba City is purely based on the teachings of Islam and people's favorite living destination within a standard lifestyle planning community.

1.3. Alkhidmat International Medical City Qurtaba:

Alkhidmat International Medical City (AIMC) Qurtaba is a **joint venture project** of Alkhidmat Foundation Pakistan and Qurtaba City through a registered body with the name of **Alkhidmat Qurtaba Foundation** under Securities and Exchange Commission of Pakistan (SECP). The idea is to create an attractive and modern destination for complete health care. It should be one-stop shop for patients, relatives, and staff. The fundamental unit for any Medical city is the Hospital. As the name indicates "Medical City" there must be some substantial non-medical services to support the staff, patients & visitors. In addition, this facility will also provide medical education and research centers for practical learning opportunities to the young generation with access to advanced tech facilities.

AIMC is in the process of appointing CONSULTANT(S)/CONSULTING FIRM, hereinafter referred as the "CONSULTANT", for architecture and detail designing of this facility. Request for Proposal (RFP) is invited on the basis of the terms and conditions detailed herein below, for which requisite evidence and details shall be provided along with the proposal. The objectives of this consultancy are included but not limited to the followings:

AIMC shall follow the **Public Procurement Regulatory Authority Ordinance, 2002**, and all Rules and Regulations made there under for procurement of this consultancy. Relevant legislation in this regard is available at (www.ppra.org.pk).

2. PROPOSAL GUIDELINES

This Request for Proposal represents the requirements for an open and competitive process. Proposals will be accepted until 5 pm PST April 15, 2024. Any proposals received after this date and time will not be accepted. All proposals must be stamped & signed by an official agent or representative of the company submitting the proposal.

If the organization submitting a proposal must outsource or contract any work to meet the requirements contained herein, this must be clearly stated in the proposal. Additionally, all

costs included in proposals must be all-inclusive to include any outsourced or contracted work. Any proposals which call for outsourcing or contracting work must include a name and description of the organizations being contracted.

All costs must be itemized to include an explanation of all fees and costs. Contract terms and conditions will be negotiated upon selection of the bidder for this RFP. All contractual terms and conditions will be subject to review by the Alkhidmat Qurtaba Foundation legal department and will include scope, budget, schedule, and other necessary items pertaining to the project.

3. PROJECT PURPOSE AND DESCRIPTION

Alkhidmat Qurtaba Foundation envisions this project on a non-profit basis, aims to address several critical needs within the healthcare sector, primarily focusing on improved access to healthcare, education, and research while remaining financially sustainable through philanthropic support and responsible resource management. The key objectives of the project:

3.1. Enhancing Healthcare Access:

- **Increased availability of medical services:** The large bed capacity ensures the facility can cater to a wider population, potentially reducing wait times and improving access to specialized care, especially for underserved communities.
- **Affordability:** Operating as a non-profit entity allows the project to prioritize reinvesting revenue into improving services and offering need-based financial assistance to patients, making healthcare more affordable.

3.2. Improving Healthcare Quality:

- **Advanced medical facilities and expertise:** The project can incorporate cutting-edge medical equipment, technology, and attract qualified healthcare professionals, fostering a center of excellence for comprehensive medical care.

- **Clinical research and innovation:** The presence of a medical college can foster a research-oriented environment, leading to advancements in treatment methods, improved patient outcomes, and contributions to the broader field of medicine.

3.3. Educating Future Healthcare Professionals:

- **A well-equipped medical college:** The project can provide a comprehensive medical education program, training the next generation of skilled doctors, nurses, and other healthcare personnel to meet the growing demand for qualified professionals.
- **Practical training opportunities:** The integration of the teaching hospital within the project allows medical students to gain practical experience and refine their skills under the guidance of experienced professionals.

3.4. Serving the Community:

- **Preventive care and outreach programs:** The project can extend beyond curative care by offering preventive health services, educational programs, and community outreach initiatives to promote overall well-being and empower individuals to take charge of their health.
- **Collaboration with local organizations:** Partnerships with local health agencies and community organizations can help address specific health concerns within the population and ensure the project's services effectively cater to the community's needs.

4. PROJECT DESCRIPTION:

This project envisions the creation of a [comprehensive healthcare complex enrich with Islamic architecture](#), encompassing a teaching hospital, a medical college, a dental college, a nursing college, a college of Pharmacy and allied health institutes in Qurtaba City (Project Site Details at Annexure P). This integrated center must emphasize on following:

- Compliance with RDA Building and Zoning Regulations 2020. In addition, health care building must satisfy all national and international criteria ensuring easy accreditation with renowned health care organizations/ institutions.

- **Patient care:** Delivering high-quality, comprehensive medical and dental services to the community.
- **Medical education:** Nurturing future generations of competent and compassionate healthcare professionals.
- **Advanced healthcare research:** Contributing to advancements in medical knowledge and improving patient outcomes.
- **Center of Excellence:** By providing shariah compliant and high-quality medical services and to promote medical tourism in Pakistan.
- Construction should anticipate future changes in healthcare delivery and be designed with flexibility in mind. Adaptable spaces, and infrastructure that can accommodate future technological advancements.
- Hospital should be designed to minimize the risk of spreading infections. Separate ventilation systems for different areas, antimicrobial surfaces etc.
- Safety of patients, visitors and staff having good accessibility with ramps and elevators
- Eco friendly and sustainable design with minimized environmental impact and reduce operating costs. Energy-efficient lighting, water-saving. Good natural light with least effect of weather extremes.
- Workflow should be logical and efficient with easy navigation for patients, efficient use of space and minimum cost of maintenance and manpower.
- Cost-effective construction.

4.1. Project Components:

4.1.1. One Thousand Bed Teaching Hospital:

- Full compliance with Punjab Health care commission and JCI
- **Clinical Departments:** Comprised of 20 well-equipped departments, each specializing in a specific area, including:
 - Internal Medicine (Cardiology, Gastroenterology, Nephrology, Pulmonology, etc.)
 - Surgery (General Surgery, Neurosurgery, Orthopedic Surgery, Plastic Surgery, etc.)
 - Pediatrics (Neonatology, Cardiology, Oncology, Gastroenterology, Psychiatry, Neurology, Pediatrics Surgery, accidents and emergency care etc.)

- Obstetrics & Gynecology
- Interventional Radiology
- Oncology
- Cardiology
- Neurology
- Psychiatry
- Emergency Medicine
- Ophthalmology
- Otolaryngology (ENT)
- Dermatology
- Anesthesiology
- Physical Medicine & Rehabilitation
- Infectious Disease
- Emergency Response Center
- And more departments
- **Diagnostic and Therapeutic Services:** Offering a comprehensive range of services supported by high-end technology, including:
 - **Imaging:** X-ray, fluoroscopy, CT scan, MRI, PET scan, ultrasound
 - **Laboratory Testing:** Biochemistry, hematology, microbiology, pathology, cytology
 - **Nuclear Medicine:** PET scan, bone scans
 - **Pathology:** Surgical pathology, cytopathology, autopsy services
 - **Pharmacy:** Inpatient and outpatient dispensing, specialized services like oncology pharmacy
 - **Operating Theaters:** Equipped for various surgical procedures, including minimally invasive surgery suites
 - **Intensive Care Units (ICUs):** Adult ICU, Pediatric ICU, Neonatal ICU, Cardiac ICU
 - **Rehabilitation Services:** Physical therapy, occupational therapy, speech therapy
 - **Dialysis Unit:** Offering hemodialysis and peritoneal dialysis services
- **Support Services:** Ensuring smooth hospital operations and patient comfort, including:
 - Ambulance services with advanced life support capabilities

- Blood bank with blood donation facilities and component preparation
- Mortuary services
- Catering and laundry services
- Information technology infrastructure for electronic medical records and hospital management systems

4.1.2. Medical College:

- Intake - 200 students
- Full compliance with PMDC regulations
- Offering graduate and postgraduate medical programs, including:
 - MBBS (Bachelor of Medicine, Bachelor of Surgery)
 - MS / MD (Master of Doctorate in various specialties)
 - Residency and fellowship programs in various specialties
- Separate classrooms for boys and girls
- Equipped with modern learning facilities, including:
 - Spacious classrooms with interactive whiteboards and multimedia equipment
 - Advanced simulation labs for practicing medical procedures in a controlled environment
 - Anatomy and physiology labs with modern equipment and resources
 - Skill development labs for specific procedures
 - Dedicated libraries with extensive medical literature and digital resources
- Affiliated with the teaching hospital for clinical rotations, allowing students to gain practical experience under the guidance of experienced faculty.

4.1.3. Dental College:

- Intake – 100 students
- Full compliance with PMDC regulations
- Providing undergraduate and postgraduate dental education programs, including:
 - BDS (Bachelor of Dental Surgery)

- MDS (Master of Dental Surgery) in various specialties like orthodontics, endodontics, etc.
- Separate classrooms for boys and girls students
- Featuring state-of-the-art dental clinics and laboratories, including:
 - Fully equipped dental chairs with advanced equipment for various procedures
 - Dental radiology facilities with digital X-ray and cone-beam CT scan
 - Prosthetic and orthodontic laboratories
 - Simulation labs for practicing dental procedures
 - Dedicated libraries with dental literature and digital resources
- Collaborating with the teaching hospital for complex oral and maxillofacial surgeries, providing students with exposure to diverse cases.

4.1.4. Nursing College:

- Intake – 100 BSN, 25 MSN & 10 PhD Students
- Full compliance with Pakistan Nursing Council regulations
- Offering various nursing programs, including:
 - Bachelor of Science in Nursing (BSN)
 - Master of Science in Nursing (MSN)
 - Ph D
 - Advanced nursing programs in critical care, pediatrics, etc.
- Equipped with dedicated training facilities, including:
 - Skills labs with mannequins and simulation equipment for practicing nursing procedures including research department
 - Nursing informatics labs
 - Dedicated classrooms and study areas
 - Libraries with nursing-specific resources
- Partnering with the teaching hospital for clinical training and internship opportunities, allowing students to gain practical experience in various healthcare settings.

4.1.5. Allied Health Institutes:

- Housing diverse allied healthcare education programs, catering to the growing demand for skilled professionals, including:
- Radiography
- Laboratory technology
- OT Technician training
- Physical therapy
- Occupational therapy
- Nutrition and dietetics
- Respiratory therapy
- Clinical Trials Unit fulfilling the requirements of DRAP
- Equipped with specialized labs and training facilities.
- Collaborating with the hospital for practical training and employment opportunities.

4.1.6. Accommodation and Other Facilities:

- Accommodation for Consultants and MOs
- Accommodation for Nursing & Other Medical Staff
- Accommodation for Non-Medical Staff
- Separate Boys and Girls Hostels
- Café & Restaurants
- Hotel for Abroad Patients & their families
- Shopping Areas
- Sports facility
- Separate prayer areas for male and female
- Sufficient car parking
- Parks / green areas

5. DELIVERABLES OF PROPOSAL

Interested firms/ consortia must submit proposals that address the following:

- **Project understanding and relevant experience:** Demonstrate a *clear understanding of the project's objectives* and showcase relevant experience in designing, building, equipping, and operationalizing similar healthcare and educational facilities.
- **Design and planning approach:** Outline the proposed design philosophy, including considerations for functionality, patient-centered care, energy efficiency, and sustainability. **Must present Concept Master Plan of the facility with any value addition that may make the firm outstandingly eligible for the consultancy.**
- **Construction methodology and schedule:** Describe the proposed construction timeline, methodology, indicative cost and quality control measures.
- **Equipping and operationalization plan alongwith indicative cost effect:** Detail the approach to equipping the facilities and establishing operational plans for the hospital, colleges, hostels, allied facilities etc
- **Team qualifications and experience:** Provide comprehensive information on the team's qualifications, experience, and relevant expertise for each project phase.

6. REQUEST FOR PROPOSAL AND PROJECT TIMELINE

Request for Proposal Timeline:

All proposals (including separate sealed financial proposal) in response to this RFP are due no later than **5 pm PST April 15, 2024**. Firms may approach the coordinating person (Mr Sufiyan Ahmed Khan, MD Alkhidmat Health Foundation, Mobile 03005556544) for any clarification required for this project. Evaluation of proposals will be conducted from April 16, 2024 until April 30, 2024. If additional information or discussions are needed with any bidders during this two-week window, the bidder(s) will be notified. Upon notification, the contract negotiation with the selected bidder will begin immediately. Contract negotiations will be completed by May 31, 2024.

Project Timeline:

Project planning phase is expected to complete by July 31, 2024, so as to allow Soft Launch in month of August 2024. Project planning phase will determine the timeline/ schedule for the remaining phases of the project.

7. BUDGET

All proposals must include proposed costs to complete the tasks described in the project scope. ***Detailing and phasing of budget will be highly appreciated.***

8. BIDDER QUALIFICATIONS

1. Understanding of the project requirements and objectives.
2. Experience in designing, building, equipping, and operationalizing similar healthcare and educational facilities.
3. Strong understanding of the JCI, relevant accreditations and health standards.
4. Excellence and creativeness of the proposed design fully synchronize with Islamic cultures and traditions.
5. Feasibility and efficiency of the construction methodology and schedule.
6. Completeness and competitiveness of the financial proposal.
7. Qualifications and experience of the proposed team.

9. PROPOSAL EVALUATION CRITERIA

Alkhidmat Qurtaba Foundation will evaluate all proposals based on the following criteria. To ensure consideration for this Request for Proposal, your proposal should be complete and include all of the following criteria:

- Overall proposal suitability: proposed solution(s) must meet the scope and needs included herein and be presented in a clear and organized manner
- Organizational Experience: Bidders will be evaluated on their experience as it pertains to the scope of this project.
 - Previous work: Bidders will be evaluated on examples of their work pertaining to web site design and hosting as well as client testimonials and references.
 - Value and cost: Bidders will be evaluated on the cost of their solution(s) based on the work to be performed in accordance with the scope of this project
 - Technical expertise and experience: Bidders must provide descriptions and documentation of staff technical expertise and experience.

Each bidder must submit 5 copies of their proposal to the address below by April 15, 2024 at 5pm PST:

Alkhidmat Foundation Pakistan

Alkhidmat Complex, 3 KM, Khayaban-e-Jinnah, Lahore
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