



ASSISTED IN PREPARING PUBLIC PRIVATE PARTNERSHIPS (PPP) IN 2016



Information Memorandum Education Infrastructure Teaching Hospital

Project's Name	:	Teaching Hospital in Sam Ratulangi University
Government Contracting Agency		Minister of Research , Technology and High Education
Technical Unit		Sam Ratulangi University
Project Estimate Cost		Rp. 387,24 million
Concession period		20 years
location		Manado, North Sulawesi

1. Background

- Sam Ratulangi Teaching Hospital is planned to support medical student in education and medical research matters in Sam Ratulangi University.
- Another purpose of This hospital is to meet the peoples needs to achieve ideal ratio which decided by WHO: 1 bed for 1000 peoples.



Figure 1 project location



2. Project Description

The development of UNSRAT Teaching Hospital has started in 2009 and than it has been stopped since 2009 because budget problems. Ministry of Research, technology and High Education agreed to continue the project through PPP Scheme.

The Building of this teaching hospital consist of 3 main building, emergency department, inpatient and Polyclinic and also supporting area.

Now, the progress of its teaching hospital is 30%



Figure 2 Location of Sam Ratulangi University

3. Project Purpose

The purpose of the project is to be an excellent hospital which arrange complex education and research on term of professional study program, clinical practice and other support medical treatment such as rehabilitation



4. Business Opportunity

This project investment will support by Ministry of Research and high education through DBFM scheme and than the operational is UNSRAT



5. Technical Specification

Teaching Hospital is Type B Hospital which equipped with education facilities and infrastructure.



The minimal component of this project are

- a. Emergency department
- b. Outpatient
- c. Inpatient
- d. Surgeon unit
- e. ICU
- f. Gynecology
- g. Medical rehabilitation

Medical Support Unit

- a. Drugstore
- b. laboratory
- c. X-ray

Non Medical Support Unit

- a. Center of Sterilizer Unit
- b. Nutrient unit
- c. Laundry

6. Activity Plan

	2016	2017			2018	2019	2020	
Activities	Des	Q1	Q2	Q3	Q4			
Pre Market Sounding	M-4							
Transaction process/FBC								
Tendering process								
Contract signing								
Financial close								
construction								
operation								



7. PPP Phase

Under preparation

8. AMDAL

It has compiled in 2008 and need to updated

9. Economic Analysis

Parar	neter		Hasil Evaluasi	aluasi		
Biaya	Manfaat	EIRR	ENPV (milyar rupiah)	BCR		
Base case		39%	820	2.3		
+10%	-10%	30%	616	1.9		
	-20%	26%	473	1.7		
	-30%	21%	330	1.5		
+20%	-10%	27%	555	1.8		
	-20%	22%	412	1.6		
	-30%	18%	269	1.4		
+30%	-10%	24%	494	1.6		
	-20%	20%	351	1.4		
	-30%	15%	208	1.3		

Economic benefit:

- 1. To promote health access to sociaty
- 2. employment
- 3. Reduce student cost
- 4. To decrese residual value

10. Financial Analysis

Equity IRR 15,05%

Equity NPV Rp.36,04 billion

Payback Period 7,18 years

Concession Period 25 years

Total Capex,RS Type B Rp. 387,24 billion

Interest 12%, p.a.

Services, JKN patients 90% from total patient

Hospital's Operational Support Rp. 25 billion for 3 years and human resource cost in 40% from total cost