



EXPRESSION OF INTEREST

**TERMS OF REFERENCE FOR PRIVATE PARTIES/ CONSORTIA
/DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION FOR THE
PROVISIONING AND FUNDING MODEL FOR THE**

KYALAMI HOSPITAL

(previously Kempton Park Hospital)

TABLE OF CONTENTS:

1. IMPORTANT GENERAL NOTES
2. GENERAL INFORMATION
3. DISCLAIMER
4. GLOSSARY OF TERMS
5. SCOPE AND LIMITS OF EOI PROCESS
6. MANDATE OF GIFA
7. SUBMISSION DETAILS
8. ANNEXURES

1. IMPORTANT GENERAL NOTES

The Gauteng Infrastructure Financing Agency (“**GIFA**”), in collaboration with the Gauteng Department of Health (“**GDOH**”) hereby invites an Expression of Interest from private sector companies/consortia/developer/funders (hereby referred to as Private Parties) according to the terms as set out in this Expression of Interest (“**EOI**”).

Private Parties may ask for clarification on this EOI invite up to close of business day, 48 (forty-eight) hours before the closing date specified for this EOI. Any request for clarification by Private Parties must be e-mailed to the responsible officials set out in Table 1 below and it is important to note that telephonic or written requests will not be accepted.

Any verbal information given by any official representing GIFA prior to the closing date of this EOI will not be regarded as binding on GIFA. Only information issued formally by the GIFA in writing or electronic mail will be regarded as formal and binding.

GIFA makes no guarantees about and takes no responsibility for the accuracy and completeness of this request for EOI and disclaims any liability for any interested party’s use of the information.

This request for EOI is not intended to serve as the basis for an investment decision. Each recipient is expected to make an independent investigation and to obtain the necessary independent advice for submitting an EOI.

GIFA may change or replace any information contained in this EOI at any time, without giving any prior notice or providing any reason. Private Parties may not contact the GIFA on any matter pertaining to this EOI invite from the closing date of the EOI to the time GIFA deems it necessary to provide feedback. In respect of communication to the respective Private Parties, between the closing date of the EOI and the completion of the process, such may be done through written communication by any official or person acting in advisory capacity for GIFA.

2. GENERAL INFORMATION

EOI description:	Expression of Interest for private parties/ consortia /developers/funders to submit an expression for the provisioning and funding model for the Kyalami hospital.	
Institution:	GIFA and GDOH	
Technical enquiries:	Eamon Marais	Project Manager
Email:	e.marais@gifa.co.za	
General enquiries:	Motlatsi Modumo	Procurement Services
Email:	m.modumo@gifa.co.za	
Closing date: 12 July 2024	Closing time: 11h00 (South African Time)	
Compulsory Site visit	TBC	
EOI requirements	EOI's submitted by fax will not be accepted.	
Submission of EOI	EOI'S must be e-mailed to info@gifa.co.za	

3. DISCLAIMER

The information contained in these EOI document has been prepared by the GIFA in good faith and is based on information obtained from various sources. While all reasonable care has been taken in preparing these EOI document, the information contained herein does not purport to be comprehensive to have been verified by the GIFA or any of its officers, employee's agents or any other person. Accordingly, neither the GIFA nor any of its advisors make any representation or warranty or give any undertaking express or implied, or accept any liability or responsibility for the adequacy or completeness of any of the information or opinions stated herein or any other written or oral information made available in connection with this process and nothing contained herein is, or shall be relied upon as, a promise or representation or whether as to the past or the future.

This EOI document may not contain all information which may be requested by Private Parties to develop their EOIs. Each Private Party should conduct its own independent analysis of this requirements and the relevant data supplied or referred to herein or that have been obtained during its investigation. The terms and conditions set out in this EOI document are stipulated for the express benefit of the GIFA and save as expressly stated to the contrary, may be waived at the GIFA's discretion at any time.

The GIFA reserves the right to amend, modify or withdraw or cancel this EOI or terminate any of the procedures or requirements prior to closing of the EOI and in respect of which this EOI has been issued and its staff shall not under any circumstances be liable for any cost, damages or expenses incurred by Private Parties as a result of the above amendments, modification or cancelation of this EOI.

The GIFA reserves the right to request clarification on any of the submitted in respect to this EOI, without liability to compensate or reimburse the Private Parties.

Requirements for sealing, addressing, delivery, opening and assessments of EOIs are further stated in this EOI document.

Please note: Submissions received will not be regarded as an offer to render the above services and the Department is under no obligation to respond to or consider the submissions received.

4. GLOSSARY OF TERMS

B-BBEE	Broad Based Black Economic Empowerment
CIPC	Companies and Intellectual Property Commission
DFBOT	Design, Finance, Build, Operate and Transfer
EOI	Expression of Interest
GDOH	Gauteng Department of Health
GIFA	Gauteng Infrastructure Financing Agency
GPG	Gauteng Provincial Government
NEMA	National Environmental Management Act, Act 107 of 1998
NEMBA	National Environmental Management: Biodiversity Act, Act 10 of 2004
PFMA	Public Finance Management Act
PPPFA	Preferential Procurement Policy Framework Act, 2000
PPP	Public Private Partnership
TR	Treasury Regulations and TR16
VAT	Value Added Tax

5. PURPOSE AND LIMITS OF EOI PROCESS

GIFA, in collaboration with the GDOH is currently investigating the viability of reviving the Kyalami (Kempton Park) hospital inviting interests from the private sector.

The responses to the EOI will address the following objectives:

- Assess the market appetite for an alternative solution to revive the old Kempton Park hospital.
- Identify a feasible long-term arrangement (alternative to a conventional infrastructure delivery solution) to deliver:
 - Hospital infrastructure
 - Hospital clinical operations
 - Facilities management.
- Solicit market ideas to inform the development of the Request for Proposals to be issued at a later stage.

As part of establishing the viability of this opportunity, particularly what scale and type of market interest there is, GIFA and the GDOH invites prospective interested parties to submit their EOI following the format in **Section 8 below**.

GIFA and the GDOH will assess the EOI and will use the information to finalise its feasibility and compile a formal Request for Proposal (RFP) to be issued to the market. The responses should include among other:

- The design and construction of a modern, environmentally friendly hospital facility that includes all fixtures and fittings, as well as the overall maintenance of the facility.
- No medical equipment and furniture, these would be provided for by the department.
- All other assumptions and conditions to be stated.

NOTE: *Interested parties are at liberty to propose any solution that it deem appropriate. Examples of such solutions could include but not limited to the following:*

- *Refurbish and operate the hospital, if applicable through a PPP procurement process.*
- *Demolish and construct a new hospital on the existing site through a DFBOT contract or lease arrangement.*
- *Buy the existing hospital and build a new private hospital for own use and build a district public hospital on the existing site (co-location arrangement).*
- *Buy the existing facility for own use and provide a new district hospital on a new site in the same vicinity.*

Parties will assess the facility and propose a solution through this EOI for our consideration.

LIMITATIONS:

Submitting an EOI response does not constitute a bid. Interested parties will not be bound by anything contained in their EOI submission. The information in the EOI will be used solely for GIFA and the GDOH to gather information that is to be used to complete its feasibility/viability and to prepare bid documentation if a decision is taken to proceed to procurement.

GIFA will acknowledge receipt of all EOI's received but reserves the right not to proceed any further with the proposed process. If a procurement process follows for the opportunity at the hospital, all interested parties that submitted an EOI will be open to bid as well as any other interested commercial parties.

The outcome of the feasibility as well as the nature of the EOI responses will determine the desired option to be finalised within the context of the current Provincial and National Legislation.

6. MANDATE OF GIFA

The GIFA was established as a Government Component and resides under the Gauteng Treasury.

The objective of GIFA is to accelerate the delivery of key infrastructure projects in support of Employment, Growth and Development strategies in Gauteng province as articulated in the most recent Gauteng Employment Growth and Development Strategy (GEGDS), through project development, financing and partnerships.

The aim of the GIFA is thus to obtain the experience and capability to interface with external funding organisations and institutions on behalf of the client provincial department or municipality that has submitted a project. The GIFA aspires to be a centre of excellence in infrastructure project development and promotion to enhance shared growth in Gauteng Province.

7. BACKGROUND AND CONTEXT

7.1 Introduction

The hospital has been closed for about 25 years, but the Gauteng Department of Health is planning to open the hospital in the near future with the assistance of the Private Sector.

There is a dire need for a district hospital due to the high demand for primary health care services in the area. Since the hospital was closed, there has been an increase in the number of patients placing additional pressure on Tembisa Tertiary Hospital, which is the only public hospital in the area currently.

Communities near the old facility are continuing to receive services at primary healthcare facilities such as Kempton Park Civic Centre Clinic, Spartan Clinic, Birchleigh North Clinic and Birchleigh Clinic, with patients who needed further treatment being transferred to Tembisa Hospital.

The reopening of this hospital, the biggest one in the region, could bring some sort of relief to the struggling public healthcare system of the region. It would create a number of jobs from its restoration and new functioning. There are many jobs that could be secured by people through such an undertaking.

7.2 Location of hospital

The hospital is located in Kempton Park on the east side of Johannesburg.

7.3 Size and Capacity

The hospital was originally built as a 300-bed hospital which opened its doors in 1978, east of Johannesburg.

7.4 Services

The hospital offered the following medical services and specialties whilst in operation:

- paediatric health services
- obstetrics and gynaecology
- internal medicine
- general surgery
- family physician

7.5 Facilities

The hospital had most of the essential facilities such as emergency rooms, operating theatres, diagnostic labs, etc.

8. SUBMISSION DETAILS

Parties interested in this EOI opportunity should submit information under the headings below. They are welcome to provide additional information.

Please submit information on Sections A, B and C relating to the EOI as per below:

SECTION A: CONTACT INFORMATION	
Name of respondent (company name)	
Name of contact person submitting the EOI response	
Contact person's position in the company	
Contact details	
Postal address	
Telephone	
Cell phone	
Email	

SECTION B: COMPANY PROFILE AND EXPERIENCE	
Names and locations of current operations	
Market segment(s) currently actively engaged in	
Number of years in operation	
Black economic empowerment profile/status	
Memberships/Affiliations	

NB: Please submit latest company profile.

SECTION C: PROPOSED INTEREST IN THE KYALAMI HOSPITAL OPPORTUNITY

Fully describe your proposed solution(s) related to the opportunity at hand including the potential number of beds. (please attach proposal(s))

Are you interested as a developer or as an operator or both?

What estimated period of agreement would make your investment viable?

What specific conditions would encourage you to bid?

What specific conditions would discourage you from bidding?

NB: Please feel free to provide additional information.

9. ANNEXURES

ANNEXURE 1: COVER LETTER FROM RESPONDENT

Company Letterhead

[Date]

The Project Manager,
Gauteng Infrastructure Financing Agency,
82 Grayston Drive, Sandton
Gauteng

Reference: Invitation for Expression of interest for private parties/ consortia /developers/funders to submit an expression of interest for the provisioning and funding model for the Kyalami hospital in the Gauteng Province, South Africa.

Dear Sir,

This is to notify you that our Firm/Agency/company intends to submit an interest in response to the EOI for provisioning and funding model for the Kyalami Hospital in Gauteng, South Africa. Primary and Secondary contacts for our company are:

Details	Primary contact	Secondary contact
Name:		
Email:		
Telephone:		
Cell Phone:		
Address:		

We confirm that the information contained in this response or any part thereof, including its exhibits, and other documents and instruments delivered or to be delivered to GIFA, is true, accurate, verifiable and complete.

This response includes all information necessary to ensure that the statements there in do not in whole or in part mislead the GIFA in its evaluation process. We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading, we are liable to be dismissed from the EOI process for the Kyalami Hospital.

We agree to abide by the conditions set within this EOI. It is hereby confirmed that I/We are entitled to act on behalf of our corporation/ company/ firm/ organization and empowered to sign this document as well as such other documents, which may be required in this connection.

Sincerely,

(Signature)

In the capacity of:

Duly authorized to sign the EOI Response for and on behalf of: [Bidder's Name]

ANNEXURE 2: CONDITIONAL ASSESSMENT REPORT FOR KEMPTON PARK HOSPITAL

[Click Here or Scan QR code](#)

